



Veigy-Foncenex - Duplex on 3rd floor - Balcony - 2 bedrooms



SELLING PRICE : €290,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

Just 5 minutes from the Swiss border and 300 m from the TPG, this 63 sqm duplex offers a total surface area of 82 sqm with unobstructed views and a westerly exposure.

Built in a quiet, peaceful environment, this apartment features two distinct living areas.

The first level comprises a living room, an open kitchen, a bedroom and a bathroom.

The second level offers an office space, a shower room and a children's bedroom.

Attic space and a parking space in the basement of the secure residence add to the appeal of this property.

FEATURES

Type de bien:	Apartment	Surface:	63.02 m ²	Terrain:	-
Charges:	€3,800.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	182	Taxe foncière:	€945.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 212kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : B kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$840.00 et \$1,190.00

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