



Évian-les-Bains - Apartment of 84 sqm - Garage - Cellar - 2 bedrooms

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SELLING PRICE : €479,000

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EMAIL : [LEMAN@BARNES-INTERNATIONAL.COM](mailto:LEMAN@BARNES-INTERNATIONAL.COM)

2 Square Aristide Briand  
74200 Thonon-Les-Bains



PHONE : +33450262626  
[leman@barnes-international.com](mailto:leman@barnes-international.com)

1 place du port  
74500 Evian-Les-Bains

## DESCRIPTION

In a secure residence a stone's throw from the city center and the pier, this type 3 apartment benefits from pleasant light in all the rooms thanks to its large bay windows.

It offers an entrance hall, an independent kitchen, a living room opening onto a balcony.

The sleeping area has 2 bedrooms and a bathroom.

A garage and a cellar complete this property.

# FEATURES

Type de bien:	Apartment	Surface:	84.51 m <sup>2</sup>	Terrain:	-
Charges:	€2,777.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	101	Taxe foncière:	€1,214.00
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](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 278kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : E kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,250.00 et \$1,740.00

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