



Évian-les-Bains - Recent house - Independent studio - 5 bedrooms



SELLING PRICE : €1,025,000

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SOLE AGENCY

2 Square Aristide Briand
74200 Thonon-Les-Bains



PHONE : +33450262626
leman@barnes-international.com

1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE - Hauts des Mateirons district. Located in the town of Évian-les-Bains, near the town center of Neuvecelle and a few minutes walk from the funicular, this recent property nestled in a haven of peace will seduce you.

The house of approximately 190 m² of living space was built in 2019. It has a lake view, 4 bedrooms and a studio which can be independent.

Specific qualities of installations and insulation will bring you comfort of life and low consumption.

Laid out on 3 levels, you will find on the ground floor: an entrance with storage, a living space with kitchen with a surface area of more than 45m² which opens onto a sunny terrace with a lake view. A master suite with plenty of storage space and a shower room complete this level.

On the upper floor, 3 bedrooms with storage space and a bathroom give you access to a second terrace with a lake view.

On the garden level, a studio with shower room and kitchen area allows independent reception.

There is also a large room with multiple uses, which allows access to the garden.

The laundry room has plenty of storage and has central vacuum and a water softener.

Outside, the beautiful landscaped garden of more than 900m² has facilities for children, as well as a beautiful vegetable garden area.

Parking spaces are available and the construction of a car port or garage is possible.

FEATURES

Type de bien:	House	Surface:	193.0 m ²	Terrain:	912.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,426.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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) : A 59kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$740.00 et \$1,040.00

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