



Thonon-les-Bains - Recent architect house - Lake view - 4 bedrooms



SELLING PRICE : €1,150,000

EMAIL : LEMAN@BARNES-INTERNATIONAL.COM

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 RIGHTS - This modern house was built with high-end materials.

Located a few steps from the Thonon-les-Bains pier and close to the city center, this house offers:

On the ground floor, an entrance, a suite, a private bathroom with an opening to the outside.

The living room opens onto a terrace facing Lake Geneva. The large living room, an open-plan kitchen, a hallway with storage and a laundry room complete this level.

Upstairs, the sleeping area includes a master suite with dressing room, a bathroom, two bedrooms and a bathroom.

A cellar, a carport, private garden and 3 parking spaces secured by an electric gate give additional assets to the house.

A large rooftop with a view of the port and the lake shore completes this property.

FEATURES

Type de bien:	House	Surface:	127.27 m ²	Terrain:	275.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,750.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	6 rooms
NB de chambres:	4 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) : C 138kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$1,270.00 et \$1,760.00

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