



House with character

EVIAN LES BAINS (74)

729 000 €*

* Agency fees to be paid by the seller



163 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Rare for sale - Ideally located in a quiet area near the center of EVIAN LES BAINS, close to shops and the P+R relay to reach the pier.

Come and discover this charming house of 163 m² living space on a plot of 1288 m² fully landscaped with a Zen garden, three beautiful terraces and a jacuzzi overlooking Lake Geneva. Inside on the ground floor, an entrance which will lead you to a living room and an equipped kitchen, with direct access to a large terrace with an unobstructed view. At the same level, a bedroom with a jet bath, a separate WC, and upstairs a bedroom with a shower room.

On the lower level you will find a large master suite with bathroom and WC as well as a dressing room, a second master suite with bathroom, a relaxation area and a laundry room. Beautiful amenities, automated gate, air conditioning, sauna, gym in the annex and a workshop... Les honoraires sont à la charge du vendeur.

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

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Anthony JORGE
FIGUEIREDO**

**EVIAN-LES-BAINS
(74500)**

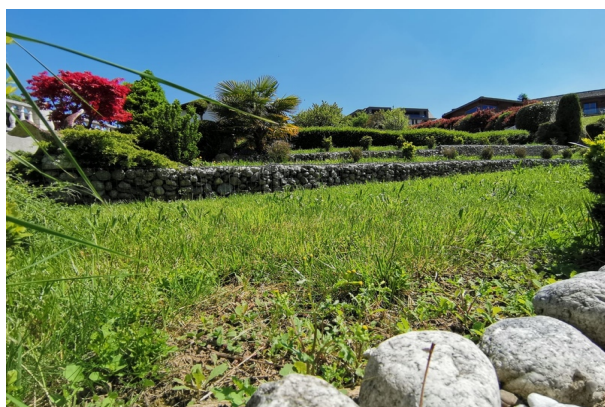
Agent

RSAC : 878 798 248 00018

Courts service city :
THONON LES BAINS

(+33)7 77 32 44 91

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 810982

Property type House with character

Year of construction 1980

Exposure N-W

View Vue dégagée, sur Golf, sur Montagne

SURFACES

Living space 163 m²

Living room surface 23 m²

Land surface 1288 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 2

Toilets count 4

Washrooms 2

Terrace 1

DPE/GES

DPE 258

GES 8

APPENDIX

Parking extérieur

Parking space 6

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Kitchen américaine

Interpcom Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle