



Apartment

VETRAZ MONTHOUX (74)

950 000 €*

* Agency fees to be paid by the seller



174 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Upscale apartment - Ideally located in VETRAZ MONTHOUX, in a listed area, close to schools and shops. Come and discover this 2021 apartment with 173 m² of living space with a large terrace overlooking the Salève, and a garden not overlooked to enjoy the sun.

Inside, an entrance that will lead you to a 69 m² living room with fitted kitchen with central island and wine cellar, direct access to a large terrace with an unobstructed view. On the same level, a bedroom with dressing room and shower room, a separate toilet with washbasin, a laundry room.

Upstairs, a master suite of 44 m² equipped with a large dressing room and a bathroom with a double bath, a third bedroom, a shower room and a separate WC, possibility of 4 bedrooms.

Beautiful fittings, quality materials, good DPE, pergola, camera, additional room adjoining the garden with the possibility of establishing a carnotzet or a workshop. Number of lots in the condominium: 14, Average annual amount of the share of charges (estimated budget): €1,800 or €150 per month. The fees are the responsibility of the seller.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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)**

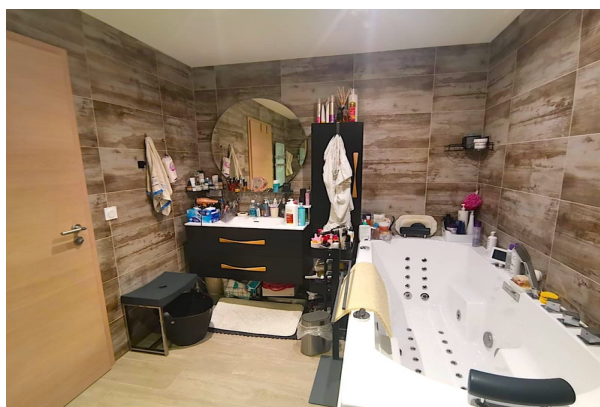
Agent

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THONON LES BAINS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference	806633
Property type	Apartment
Year of construction	2021
Floors count	2
Exposure	S-W
View	Vue dégagée, sur Montagne

SURFACES

Living space	174 m²
Surface Carrez Law	174 m²
Living room surface	69 m²

CONDOMINIUM INFORMATION

Condominium property	Yes
Condominium lots count	14
Condominium fees	150 €/mois
Share of expenses	1 800 €

COMPOSITION

Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Toilets count	4
Washrooms	1
Balcony	1
Terrace	1

DPE/GES

DPE	76
GES	2

APPENDIX

Parking	extérieur
Parking space	1
Cellar	1
Videophone	Non

SERVICES

Heater	électricité
Heater	pompe à chaleur
Kitchen	équipée
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