



Detached house

VIVIERS DU LAC (73)

599 000 €*
* Agency fees to be paid by the seller



200 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

FOR SALE - INDIVIDUAL HOUSE - 4 BEDROOMS - ENCLOSED LAND
Close to all amenities, village in the countryside, between Aix-les-Bains and Chambéry, 2 km from Lake Bourget, with all shops, an equipped beach, bus connections to surrounding towns. The house is built on three levels, on enclosed land of 1000m², with a living area of approximately 200m². Well exposed and sunny, its terraces, its balcony, its garden, its swimming pool, its sauna, will allow you to relax and spend beautiful days with family and friends. On level 0, a basement of approximately 95m², a room converted into an office with a WC, a technical room with sauna, bathtub and shower, a storage room. Outside, covered parking for two cars. On level 1, a spacious living room with its fireplace, an independent kitchen, three bedrooms, a bathroom, a peripheral balcony, two terraces, one of which is covered of approximately 50m² and another overlooking the swimming pool. On level 2 (converted attic), a large mezzanine, a bedroom and its bathroom. The house offers beautiful volumes, an enclosed courtyard and secure land. The gate is electric equipped with video entry. **STRONG POINTS:** Three bedrooms on the ground floor - Enclosed land - Close to amenities The house is equipped with solar panels for part of its own consumption.

Fees are the responsibility of the seller.

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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference	852497
Property type	Detached house
Year of construction	1978
Exposure	S-W
View	Vue sur Jardin, sur Montagne

SURFACES

Living space	200 m²
Surface Carrez Law	200 m²
Living room surface	45 m²
Land surface	1000 m²

COMPOSITION

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	1
Toilets count	4
Washrooms	2
Balcony	1
Terrace	1

DPE/GES

DPE	113
GES	23

APPENDIX

Parking	extérieur
Parking space	5
Garage	2
Cellar	1
Videophone	Oui

SERVICES

Air conditioning	Yes
Heater	climatisation réversible
Heater	solaire
Heater	bois
Heater	gaz
Kitchen	équipée
Swimming-pool	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