



## Apartment

THOLLON LES MEMISES (74)

**225 000 €\***

\* Agency fees to be paid by the seller



59 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Don't miss "Ben", a splendid two-room apartment, located near the slopes, offering a breathtaking panoramic view of Lake Geneva and the surrounding mountain. Located on the 3rd and last floor (tranquility assured), "Ben" occupies a surface area of 58.80 m<sup>2</sup> (43.13 m<sup>2</sup> under Carrez law) and benefits from an optimal layout and exceptional light. On the day side, the spacious living room and its open kitchen opens onto a large balcony inviting you to unforgettable moments of contemplation facing the lake. On the night side, "Ben" is divided into two comfortable bedrooms, each with access to a balcony. One of them has its own bathroom, guaranteeing privacy and comfort. The apartment also includes a sleeping area, a second bathroom and WC. Ideal as a second home as well as a main residence, "Ben" is sold with its private garage and cellar. Treat yourself to an idyllic setting, call me, "Ben" is waiting for you! Number of lots in the co-ownership: 40, Average annual amount of the share of charges (projected budget)(HEATING, HOT WATER, COLD WATER, MAINTENANCE, ELEVATOR, SYNDIC.....): €2480 or €206 per month. Fees are the responsibility of the seller. Housing with excessive energy consumption: class G

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://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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(74200)**

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THONON LES BAINS

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 855869

Property type ..... Apartment

Year of construction ..... 1980

Floor number ..... 3

Floors count ..... 3

Exposure ..... North

View ..... Vue dégagée, sur Montagne

### SURFACES

Living space ..... 59 m²

Surface Carrez Law ..... 43.13 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 40

Condominium fees ..... 207 €/mois

Share of expenses ..... 2 480 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 1

Washrooms ..... 1

Balcony ..... 1

### DPE/GES

DPE ..... 614

GES ..... 187

### APPENDIX

Parking ..... garage

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Elevator ..... Yes

Heater ..... fuel

Kitchen ..... équipée