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## Contemporary house with lake view

Publier , Haute-Savoie , Auvergne-Rhône-Alpes



# €749,000

inc. of agency fees

4 Beds    1 Baths    139 sqm    0.1 ha

In a privileged environment near Evian, this house built in 2014 on two levels benefits from beautiful volumes and a very nice view on the lake. Easy to live in, this contemporary house with a purified...

### At a Glance

<b>Reference</b>	MFH-ALPEA1393EA	<b>Near to</b>	Publier	<b>Price</b>	€749,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	139 sqm
<b>Land</b>	0.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In a privileged environment near Evian, this house built in 2014 on two levels benefits from beautiful volumes and a very nice view on the lake.

Easy to live in, this contemporary house with a purified design of about 145 sqm offers on the first floor an entrance hall distributing a bright living room thanks to its triple exposure, with a direct access to the terrace on the West side. A large window on the North side allows you to enjoy the beautiful view of the lake, like a

painting that changes along the day depending on its brightness. A fully equipped and arranged kitchen in parallel allows to optimize the space. The first floor also has a guest room with a shower room and an independent toilet.

By a staircase accessible from the entrance, we reach the first floor on a large landing that distributes three spacious bedrooms with storage, two of which offer a beautiful lake view thanks to their large windows. A bathroom bathed in natural light with shower and whirlpool bath completes this night space.

All around the house, a garden of about 900 sqm, whose development remains to be refined, allows to enjoy the outside with an access from the living room.

A cellar with laundry room, storeroom, wine cellar, as well as a garage and an outside courtyard that can accommodate three vehicles complete this property. All amenities are available nearby (Evian train station at 8 minutes by car, shops, schools, medical center, cultural and sports activities, 18-hole golf course in Evian).

This house is perfectly suited for a family, allowing resourcing activities on the lake or in the Alps !

ENERGY CLASS : C / CLIMATE CLASS : C.

Estimated average annual energy expenses for standard use, based on energy prices for the year 2021: between EUR1,230 and EUR1,710.

All pictures on ESPACES ATYPIQUES GENEVOIS-LÉMAN.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€749,000

## Key Information

Year Built:	2014
Internal Area:	139 sqm
Land Area:	0.1 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery



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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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