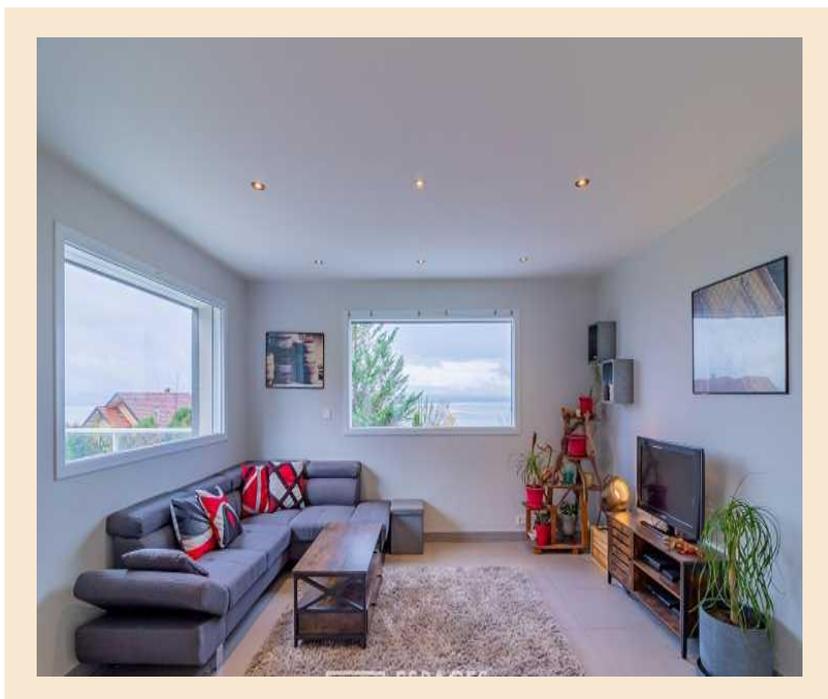


[Click to view MFH-ALPEA1393EA](#)

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

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



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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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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