



VILLA/HOUSE in EVIAN LES BAINS,

€1,600,000

Haute-Savoie, Auvergne-Rhône-Alpes

Ref: EV1-1066

* 5 Beds * 3 Baths * 220m2

Near Evian, in a quiet area, with a panoramic view on the lake of Geneva, beautiful architect designed villa of 220 m2 hab (419 useful) on a land of 1530 m2. The villa is composed as follows: On the ground floor: an entrance hall, a storage space, a fitted kitchen with a large adjoining storeroom opening onto the dining room with access to the terrace with swimming pool (south-west), a living room with a suspended fireplace, with a beautiful view of the lake, a bedroom of 15 m2 with large cupboards, an independent WC, a master suite of approximately 24 m2 with a view of the lake including a shower room of approximately 4.62 m2 (shower/WC) a dressing room. Split level: an open-plan office space. On the first floor: two bedrooms of about 16m2 with cupboards and access to a large south-facing terrace. A master suite of about 32 m2 with lake view including (shower/WC). In the basement: a storage space with large dressing cupboards, a garage for 3 vehicles with double automatic door, a

- lake gym laundry room open fireplace Terrace

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée

Property Description

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Split level: an open-plan office space.

On the first floor: two bedrooms of about 16m² with cupboards and access to a large south-facing terrace. A master suite of about 32 m² with lake view including (shower/WC).

In the basement: a storage space with large dressing cupboards, a garage for 3 vehicles with double automatic door, a workshop, a gym with an independent exit, a laundry room (technical space for swimming pool, central vacuum cleaner, water softener, gas boiler) and robot mower.

In addition: two accesses to the property, a petanque court, a terrace on the south-west with a 9m x 4m swimming pool, heated (heat pump).

The villa is in perfect condition, its location is ideal, close to all amenities and a few minutes from Lake Geneva.



