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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## Appt. Le Lac

**Evian, Evian, Bords du Léman**

**176 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	176 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	12/09/2023
<b>Area</b>	Bords du Léman
<b>Location</b>	Evian
<b>Village</b>	Evian
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	35.8 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	12 km
<b>Nearest shops</b>	750 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	499.00 Euros
<b>Annual charges</b>	751.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (306)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Le Lac is a charming ground floor one bedroom apartment with south facing garden, located very close to the lake in Evian Les Bains.

Built around 1987, the apartment is in excellent order throughout and benefits from a recently upgraded bathroom and WC. The property comprises a bright, open plan living/dining space with fully kitted kitchen and access to a terrace and private garden, one double bedroom (also with garden access and its own terrace), a modern shower room (with Italian shower), separate WC and entrance hall with built in cupboard.

The apartment also has a private cave and allocated parking space.

The building is well maintained and is currently having the exterior painted.

The apartment is located only 75 m from the lake front, with sailing school and small swimming beach nearby. Residents have use of a private locked gate which leads directly to the lake. The popular promenade walk, with its summer restaurants and bars, links the port area to the town centre.

Evian Les Bains is a popular lakeside tourist destination thanks to it's spa town reputation and grand architecture. It is close to the Swiss border and also has easy access to the surrounding mountains and ski resorts.

The property is covered by the copropriété rules.



















