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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Les Terrasses du Lac

**Evian, Evian, Bords du Léman**

**250 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

**Tel:** +33 6 77 83 19 98

**Email:** [ed@alpine-property.com](mailto:ed@alpine-property.com)

# Key Features

<b>Price</b>	250 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	15/05/2024
<b>Area</b>	Bords du Léman
<b>Location</b>	Evian
<b>Village</b>	Evian
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	51.6 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	1.3 km
<b>Nearest shops</b>	200 m
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1456.00 Euros
<b>Number of lots</b>	97
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (199)
<b>CO2 emissions</b>	B (6)
<b>Agency fees</b>	Paid by the seller

## Property Description

This apartment in Les Terrasses du Lac is a spacious and relatively modern apartment in Evian, with views over Lac Lemane (Lake Geneva).

Built in 2005, the property has been run as a holiday “residence of tourism” but is now free of all rental commitments.

Located on the first floor, the apartment has two spacious bedrooms, a bathroom and separate WC, and a living/dining/kitchen area with fully fitted and equipped kitchen.

The property has been rented a lot so buyers will probably consider a full redecoration to be necessary.

The residence is close to the Evian Golf Course, 5 minutes from the centre by car, only 20 minutes by car from the ski resorts of Bernex and Thollon-les-Mémises ski resorts, and just 1.5 km from the beach and the water sports centre.

The apartment comes with an outdoor parking space and owners also have access to the residence’s shared outdoor swimming pool.

The property is covered by the copropriété rules.



SURFACE INTERIEURE BRUTE  
 TOTAL: 54 m<sup>2</sup>  
 REZ-DE-CHAUSSEE: 54 m<sup>2</sup>  
 LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER

REZ-DE-CHAUSSEE





















