

Maison Chens-sur-Léman 169 m<sup>2</sup>

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PRIX DE VENTE : 835 000 €

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## DESCRIPTION

Located in Chens-sur-Léman, just 500 meters from the shores of Lake Geneva and in close proximity to the town center, this charming house will captivate you with its tranquility.

Built in 1997 in an English-inspired style, this house offers 169.22 m<sup>2</sup> of living space spread over three levels.

The ground floor features a beautiful, light-filled living area, extending onto a pleasant terrace overlooking a large garden. The separate kitchen impresses with its comfortable size and functional layout. This level also offers an additional room, ideal for an office or bedroom, and a bathroom with a toilet.

Upstairs, you will find three bedrooms as well as a library area that could easily be converted into a dressing room to suit your needs. This level also includes a bathroom, a separate toilet, and a large central space, perfect for creating a second living room.

The 1,346 m<sup>2</sup> plot, suitable for both building and a swimming pool, is a real asset, offering numerous development possibilities in a verdant and peaceful setting. A basement completes the property, along with a garage and a carport, providing great everyday convenience.

A haven of peace in a privileged living environment, this residence near the Swiss border is appealing thanks to its proximity to the lake and its spacious rooms.

House for sale in Chens-sur-Léman, house with garden near Geneva, house on the Swiss border, house purchase, real estate in Chens-sur-Léman.

Information on the risks to which this property is exposed is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

The Coldwell Banker Désormière Realty agency is at your disposal to assist you with the sale or valuation of your property in Chens-sur-Léman and the surrounding area.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	169.22 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

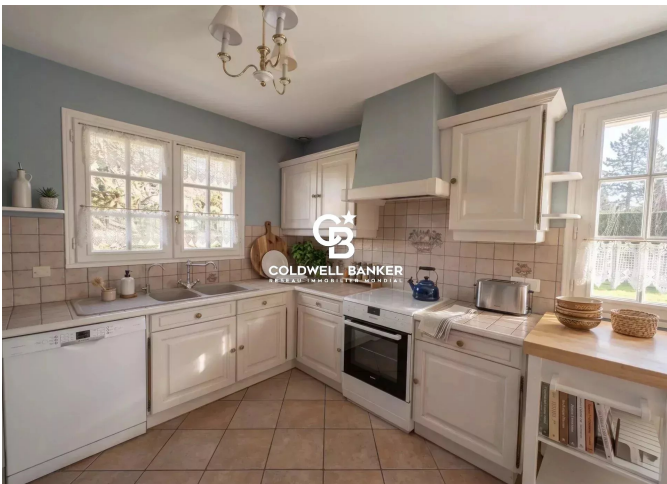
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 216

Indice d'émission de gaz à effet de serre (GES) : E 56



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