



3 150 000 €

**Buying propriété**

6 rooms

Surface : 120 m<sup>2</sup>

Surface of the land : 2499 m<sup>2</sup>

Year of construction : 1967

Exposition : Nord sud

View : Tres belle vue sur le lac et la riviera suisse

Hot water : Individuel

**Amenities :**

Climatisation : Système réversible,

Environnement : Domaine protégé,

Transport : Bus, gare à 10 minutes,

Proximité : Commerces, écoles et colleges,

Surface de garage : 49, plain-pied,

Distribution eau : INDIVIDUEL, Energie Eau :

BALLON ELECTRIQUE

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

6 parkings

**Legal information**

3 150 000 € fees included

5,00% VAT of fees paid by the buyer

(3 000 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr),



**Propriété Sciez**

A magnificent waterfront property, offering an exceptional living environment in the heart of the Domaine de Coudrée. This splendid property extends over approximately 2,500 m<sup>2</sup> of land, with direct access to the peaceful banks. At the center of this haven of peace, a 120 m<sup>2</sup> log chalet, with a warm atmosphere and a breathtaking view of the water. Next to the chalet, a spacious 50 m<sup>2</sup> garage for your vehicles and equipment. You will be seduced by the tranquility of this preserved natural environment, ideal for lovers of nature and tranquility. A rare opportunity to live by the water, in a corner of paradise. Don't wait any longer, contact us for a visit today.

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1580 and 2180 € (reference year 2023)  
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