

BARNES AIX-LES-BAINS - RECENT HOUSE - COUNTRYSIDE - LAKE AND
MOUNTAIN VIEWS - 2 SWIMMING POOLS - JACUZZI - SAUNA



SELLING PRICE : 1 149 000 €

CONTACT : CAROLINE PACCARD - MOBILE PHONE
EMAIL : C.PACCARD@BARNES-INTERNATIONAL.COM

81 RUE DU CASINO , 73100 AIX-LES-BAINS
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70
AIXLESBAINS@BARNES-
INTERNATIONAL.COM

DESCRIPTION

On the heights of Aix-les-Bains, in a quiet residential area with a magnificent view of Lac du Bourget and the mountains, discover this recent house built in 2006 with a floor area of SQM 186.

The ground floor comprises an entrance hall with cloakroom, a WC, a large, bright living room with access to the balcony, a dining room with fully-equipped open-plan kitchen and a functional utility room that also opens onto an outdoor terrace. This level is completed by a beautiful master suite with dressing room and shower room opening onto the garden.

Upstairs, the sleeping area comprises 3 spacious bedrooms, a large living room with study area and dressing room, and a shower room with 2 basins and WC.

Let yourself be charmed by the pleasantly laid-out exterior, with a 6x6 swimming pool with solar shutters, a 14-metre-long swim lane, a jacuzzi, outdoor lounges, a double garage, private parking spaces and a vegetable garden.

The property also boasts a wine cellar, gym with shower room and sauna.

In a peaceful setting surrounded by lush greenery, this beautiful house is ideal for a family; The property is close to a nursery and primary school, 10 minutes from Aix-les-Bains town centre and one hour from Geneva airport.

Information on the risks to which this property is exposed is available on the Géorisques website:
<https://www.georisques.gouv.fr/>

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : -
Land area (m2) : 1,327 m ²	Bedrooms : -	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

81 RUE DU CASINO , 73100 AIX-LES-BAINS
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70
AIXLESBAINS@BARNES-
INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



81 RUE DU CASINO , 73100 AIX-LES-BAINS
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70
AIXLESBAINS@BARNES-
INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE