

BARNES PAYS DE GEX - RENOVATED TOWN HOUSE IN GEX WITH 7 ROOMS+



SELLING PRICE : 1 195 000 €

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EXCLUSIVE RIGHTS

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01220 DIVONNE-LES-BAINS



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## DESCRIPTION

In the heart of the old town of Gex, let yourself be seduced by this characterful family home, carefully and tastefully renovated.

A place that will immediately delight your family and friends with its spaciousness, proximity to shops, market, schools and all amenities.

Let's start our tour on the ground floor, where you'll find a fully-equipped kitchen opening onto the dining room, and a double living room opening onto the terrace and walled garden.

The beautiful wooden staircase leads to the upper floors.

The 1st floor features a bedroom with dressing room and shower room with toilet, two bedrooms and a full bathroom (bath and shower) with toilet.

On the second floor, you'll find a study, a bathroom with toilet and a vast attic bedroom with exposed beams.

The ground floor boasts a laundry room, a shower room with WC, a boiler room and plenty of storage space, including a storeroom and a vast workshop that will delight all DIY enthusiasts.

In the basement, a beautiful cellar with a well.

The tour continues outside to the commercial premises offering rental income. Completely independent and rented out, it has been entirely renovated and offers a total surface area of 61 m<sup>2</sup> (store - toilets - storeroom).

Finally, a garage a few meters from the house completes this property.

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 / Chalet	Fees : -	Surface : 232 m <sup>2</sup>
Land area (m <sup>2</sup> ) : 347 m <sup>2</sup>	Bedrooms : 4	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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