

BARNES PAYS DE GEX - GEX DOWNTOWN - RENOVATED TOWNHOUSE



SELLING PRICE : 595 000 €

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## DESCRIPTION

Charming, fully-renovated town house built in 1800.

Its proximity to schools, shops, main roads and public transport makes it ideal for city dwellers, offering around 115 sqm of living space.

An almost perfect blend of ancient stone and modern materials, with no exaggeration, full of discretion, reserving beautiful surprises for both the eye and the user.

Let's start this new BARNES PAYS DE GEX visit with the outside entrance, where we discover this small garden planted with trees.

On the ground floor, we discover the entrance, a beautiful living room with a fitted kitchen, a lounge with a wood-burning stove, a storeroom and a toilets. A hallway leads to the staircase, an ashlar splendor where the ages show even older traces, a place, a setting to access the upper floors.

The 1st floor features a corridor, a master bedroom with dressing room, and a large bathroom (bath, shower, WC, laundry room).

The same stone staircase leads to the 2nd and top floor, where you'll find 2 lovely bedrooms, one with a mezzanine, and a shower room with WC.

Heading back outside now, it's time to head for the basement to discover this vaulted room, a surprising place where evenings with friends can be organized. A utility room and workshop complete this level.

This Type 4 dwelling is unique. It has become an exceptional property because it needed to be daringly renovated. Now it's done, and it's time to visit us for your real estate project in the Pays de Gex.

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 : 109 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 3	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

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



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