

BARNES AIX-LES-BAINS - FLAT IN THE HEART OF TOWN - FULLY RENOVATED



SELLING PRICE : 1 280 000 €

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EXCLUSIVE RIGHTS

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



PHONE : 04 79 54 16 70  
AIXLESBAINS@BARNES-  
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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

## DESCRIPTION

Right in the heart of Aix-les-Bains, this historic building dating from the 19th century is home to an exceptional 174 m2 flat.

From the moment you enter, the apartment is immediately captivating, with its spacious rooms, high ceilings and unrivalled light. Completely renovated in 2019, the owners have turned it into a jewel by bringing in a modern touch while preserving the original features such as the mouldings, the original parquet flooring and the beautiful period fireplace.

This rare gem, with its refined finishes and top-of-the-range features, is a family's dream home. The spacious living room with its bespoke fitted kitchen is the centrepiece of this home, a delightful place to recharge your batteries and host your guests.

A balcony offers uninterrupted views of the Dent du Chat and the Japanese Garden, a green setting below the Casino Grand Cercle.

Four beautiful bedrooms, each with its own en suite shower room, nestle in the extension. To complete the quality of this flat, there is a large annex on the mezzanine floor that you can design and convert as you wish.

The location is ideal, with all amenities, the SNCF train station and primary and secondary schools within easy reach.

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

Number of co-ownership lots : 38  
Procedure in progress : no  
Co-ownership charges : 1530€/quarter

## CARACTÉRISTIQUES

Type of property : Flat	Fees : -	Surface : 174 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : 2 m <sup>2</sup>	Elevator : Yes	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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