

BARNES GENEVOIS - AMANCY - EXCEPTIONAL PROPERTY

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SELLING PRICE : 1 240 000 €

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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

An exceptional residence to discover: a mansion dating from 1750, meticulously renovated with a subtle blend of taste and architectural respect. Nestled on a vast 1726 m<sup>2</sup> plot, this prestigious residence blends 18th-century charm with contemporary features of rare quality.

The heart of this property, a splendid living space of over 58 m<sup>2</sup>, reveals a warm, cocooning atmosphere, magnified by the presence of a wood-burning stove that emanates a gentle tranquility. Every corner of this space exudes elegance, offering an incomparable living experience.

The first floor blossoms with a large office (a versatile room that can be transformed into a sumptuous bedroom according to individual needs). An additional bedroom with private shower room, as well as a guest toilet and checkroom, harmoniously complete this prestigious residence.

Upstairs, a refined living room with a majestic fireplace orchestrates the night space, comprising three bedrooms, one of which has a private toilet. A vast bathroom, also with toilet, offers a luxurious haven of relaxation.

The top floor offers a fascinating potential of over 100 m<sup>2</sup> of attic space, allowing you to personalize this space according to your dreams and aspirations.

The exterior, a truly intimate setting, features a garden planted with trees, where tranquillity reigns supreme. A heated swimming pool, pool house and two-car carport complete this exceptional outdoor space.

High ceilings, moldings, charm and cachet all bear witness to the authenticity of this magnificent property. Every detail has been thought out to create a perfect harmony between the history of this residence and contemporary requirements.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 193 m <sup>2</sup>
Land area (m <sup>2</sup> ) : 1,726 m <sup>2</sup>	Bedrooms : 5	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 : -	

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