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BARNES GENEVOIS - AMANCY - ARCHITECT'S HOUSE

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SELLING PRICE : 990 000 €

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NON-CONTRACTUAL INFORMATION

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## DESCRIPTION

In the commune of Amancy, in a magnificent setting facing the mountains, this sumptuous contemporary residence has been subtly renovated to create a welcoming atmosphere. This 285 m<sup>2</sup> residence sits majestically in 2180 m<sup>2</sup> of grounds, complete with swimming pool.

The architect-designed house, built in concrete and dressed in brushed wood, has a total floor surface area of 285 m<sup>2</sup>, including 250 m<sup>2</sup> of living space, plus an outbuilding and a basement bunker.

The ground floor comprises an impressive entrance hall, a vast 85 m<sup>2</sup> living room/kitchen with cast iron stove, with several access points to the terraces, garden and swimming pool.

The kitchen, which opens onto the living room, offers panoramic views of the mountains, ideal for meals in complete tranquillity.

The residence has a sumptuous 24 m<sup>2</sup> master suite with dressing area and bathroom with walk-in shower, as well as three other bedrooms, two of which have en suite shower rooms. For your comfort, these bedrooms are air-conditioned. This architect-designed house also has a bathroom with bathtub, three toilets and a mezzanine with a study area and lounge.

A 40 m<sup>2</sup> flat with its own entrance completes the property. It comprises a living room/kitchen, a separate bedroom and a shower room with toilet. This flat is also connected to the house and has air conditioning. A sauna is also available to enhance your well-being.

This residence is equipped with a centralised vacuum cleaning system, motorised shutters, an alarm system, an electric gate and solid oak parquet flooring and staircases.

Underfloor heating, which is economical and environmentally-friendly, is provided by geothermal energy, guaranteeing optimum comfort all year round.

The fully enclosed, unoverlooked garden features large terraces and a recently built, 15 x 3 metre, heated swimming pool with independent heat pump, equipped with a secure, solar-powered electric shutter and facing south/south-west, providing an idyllic setting in which to relax.

For parking, the property offers two detached garages of 21 and 25 m<sup>2</sup> respectively, a carport for three vehicles and the possibility of parking a further four cars within the secure compound. Two private parking spaces are also available in front of the property.

The residence is within walking distance of schools, bus stops for collèges and lycées, shops and all the amenities you need.

Ideally located 35 km from Annecy and 30 km from Geneva, this property offers easy access to rail links and the Léman Express, as well as nearby motorways.

The ski resorts of La Clusaz and Le Grand Bornand are around half an hour's drive away, offering quick access to the pleasures of mountain sports.

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 250 m <sup>2</sup>
Land area (m <sup>2</sup> ) : 2,180 m <sup>2</sup>	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 : -	

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