

BARNES GENEVOIS - ANNEMASSE - HOUSE OF CHARACTER



SELLING PRICE : 895 000 €

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EXCLUSIVE RIGHTS

60 RUE DOUGLAS ENGELBART, 74160
ARCHAMPS
74160 ARCHAMPS



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DESCRIPTION

EXCLUSIVE- Nestled in the charming Vernand district, this elegant 1930s house, fully renovated with quality period materials since 2013, is a real gem brilliantly combining historic charm and modernity.

With a total surface area of over 250 m2 on 3 levels, this property with full basement blossoms in the heart of 1022 m2 of enclosed, naturally wooded grounds, offering a unique living environment.

On the first floor, a welcoming entrance opens onto a spacious and functional independent kitchen, and a sumptuous living room with a marble fireplace. Magnificent cement tiles, solid herringbone parquet flooring and high ceilings testify to the perfect harmony between ancient and modern.

Upstairs, a landing leads to three pleasant bedrooms, a shower room with WC and a dressing room, offering optimal comfort.

The top floor reveals three further bedrooms, two of which have balconies offering breathtaking views of Mont Salève, a study and a bathroom with bathtub to complete the picture.

The basement offers plenty of storage space, a multi-purpose room, a toilet, a laundry room and a summer kitchen, for unforgettable moments of relaxation on the terrace in complete privacy.

Outside, a detached garage with attic space and two cellars equipped with mains connections offers a wealth of possibilities for conversion, leaving the house to be lived in.

Located within walking distance of all amenities, this home is the perfect embodiment of the family lifestyle.

A rare opportunity in this sought-after area, to be viewed without delay.

Information on the risks to which this property is exposed is available on the Géorisques website:
“www.georisques.gouv.fr”

CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : -
Land area (m2) : 1,022 m ²	Bedrooms : 6	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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