

CONTEMPORARY VILLA

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SELLING PRICE : 990 000 €

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CONTACT : ALEXANDRA PORET - MOBILE PHONE

EMAIL : A.PORET@BARNES-INTERNATIONAL.COM

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60 RUE DOUGLAS ENGELBART, 74160  
ARCHAMPS  
74160 ARCHAMPS



PHONE : 04 50 43 40 73  
GENEVOIS@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Immerse yourself in elegance and absolute comfort with this remarkable villa located in the heart of Pers-Jussy, just a few minutes' walk from the Reignier train station served by the Lemman Express. This recently built detached house, subtly renovated in 2021 using top-of-the-range materials, combines charm with the contemporary to offer an incomparable art of living.

From the moment you enter, this property offers a world of refinement, providing an immediate sense of space thanks to its top-of-the-range, made-to-measure fittings.

The bright, spacious living space opens harmoniously onto a verdant garden with a vast terrace and heated swimming pool, creating an idyllic setting for entertaining or simply relaxing.

The villa is perfectly organized for day-to-day living, with a master bedroom on the first floor with en-suite shower room and separate toilet for privacy. Upstairs, you'll discover three additional bedrooms, a functional study, a sumptuous bathroom and separate toilet, providing ideal living space for the whole family.

The grounds, covering over 1400m<sup>2</sup>, are fully enclosed and planted with trees, providing an unspoilt haven of peace. High-quality fittings, good living, generous spaces and omnipresent brightness make this detached villa a sought-after gem.

This is a unique opportunity to live in an exceptional villa, where comfort and luxury are combined to perfection. You're sure to fall in love!

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 : 172 m <sup>2</sup>
Land area (m2) : 1,414 m <sup>2</sup>	Bedrooms : 5	Annual charges : -
Balcony Surface : 8 m <sup>2</sup>	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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NON-CONTRACTUAL INFORMATION

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ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



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