

BARNES GENEVOIS - ARCHAMPS - VILLA WITH APARTMENT

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SELLING PRICE : 1 180 000 €

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60 RUE DOUGLAS ENGELBART, 74160  
ARCHAMPS  
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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

To discover without delay, pleasant exceptional traditional house which extends over more than 300m<sup>2</sup>, resting in the heart of a landscaped plot of 1700m<sup>2</sup>.

Perfect for family life, the living space of more than 60m<sup>2</sup> bathed in natural light offers a perfect connection with the garden. Every detail has been thought of to create an atmosphere of absolute well-being, combining comfort and well-being.

Upstairs, this house reveals a private space with three bedrooms, including an exclusive master bedroom. The latter, in addition to its undeniable charm, offers a versatile office space, which can be transformed into a sumptuous dressing room or an additional bedroom, according to everyone's desires.

In complete independence, a duplex apartment adds a touch of exception to this property. Composed of a spacious living room with fully equipped kitchen and two pleasant bedrooms.

There is no shortage of amenities, with a practical cloakroom, a bathroom with WC, and a spare bedroom to welcome your guests in style.

Additional amenities include a spacious garage, a cellar, and a technical room.

Close to amenities and a few minutes from Croix de Rozon customs, this property has an ideal environment.

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 240 m <sup>2</sup>
Land area (m2) : 1,700 m <sup>2</sup>	Bedrooms : 6	Annual charges : -
Balcony Surface : 3 m <sup>2</sup>	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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