

BARNES GENEVOIS - ARCHAMPS - CONTEMPORARY VILLA

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SELLING PRICE : 1 950 000 €

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CONTACT : ALEXANDRA PORET - MOBILE PHONE

EMAIL : A.PORET@BARNES-INTERNATIONAL.COM

60 RUE DOUGLAS ENGELBART, 74160  
ARCHAMPS  
74160 ARCHAMPS



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

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

Sumptuous contemporary architect-designed villa nestled in the heights of Archamps, offering over 350m<sup>2</sup> of pure luxury. In a privileged setting, this residence welcomes you with elegance and luminosity, revealing exceptional living spaces.

The vast, light-filled living room opens onto a large, sunny terrace with a heated swimming pool, offering an ideal space for relaxing and entertaining. A separate, fully-equipped kitchen and storeroom complete this living space.

The master bedroom, with its private shower room, offers privacy and comfort, while two additional bedrooms with en-suite bathrooms ensure quality accommodation. A vast mezzanine, ideal for a play area or additional bedroom, completes this property.

The lower ground floor is full of surprises, with a separate bedroom with en-suite shower room, perfect for a family or au pair, as well as an exceptional gym and cinema room.

The annexes include a double garage, a cellar, a laundry room, a mechanical room and a large storage room, offering impeccable organization on a daily basis.

This luminous house, with its generous volumes and quality materials, is set in 1500m<sup>2</sup> of enclosed grounds planted with trees, where peace and quiet reign supreme.

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	Fees : -	Surface : 350 m <sup>2</sup>
Land area (m <sup>2</sup> ) : 1,507 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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