

BARNES PAYS DE GEX - CESSY - VILLA D'ARCHITECTE 7 AND MORE - INDOOR
POOL



SELLING PRICE : 1 645 000 €

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EXCLUSIVE RIGHTS

59 AVENUE DE GENÈVE, 01220 DIVONNE-
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DESCRIPTION

Architect-designed villa built in 2012, offering generous interior and exterior spaces, good exposure and large openings to flood with natural light throughout the day.

More than 360 sqm in total, including around 230 sqm of living space, and with further potential for development, this property offers a spacious and flexible living environment.

The visit begins with the entrance hall with dressing, a vast fully-equipped kitchen opening onto the dining room and a large living room with access to the covered terrace offering privacy and protection, a bedroom with fitted closet and private shower room, a study with ample storage space and a guest toilet.

Still on the same level, a fully-equipped pantry gives access to the double garage and laundry room, as well as to the heated indoor swimming pool with sauna and shower, and finally a vast room that can meet the needs of a sports, professional or leisure activity upstairs.

Let's return to the villa to access the upper level. A vast hallway leads to a games area and a reading room, both on the mezzanine, a bedroom with a small dressing room and full bathroom, and finally, a vast master bedroom of over 40 sqm with a large bathroom and dressing room.

The 1560 sqm garden is perfectly maintained and landscaped. Everything has been designed for easy upkeep and maintenance, with a rainwater collection system and automatic watering already installed.

Heated by an underfloor heat pump and equipped with a double-flow system, this villa offers optimal living comfort, both in terms of practicality thanks to its numerous storage spaces, and in all seasons with its covered and/or closed spaces, depending on the weather.

Information on the risks to which this property is exposed is available on the Géorisques website:
<https://www.georisques.gouv.fr/>

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 231 m ²
Land area (m2) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Buyer	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

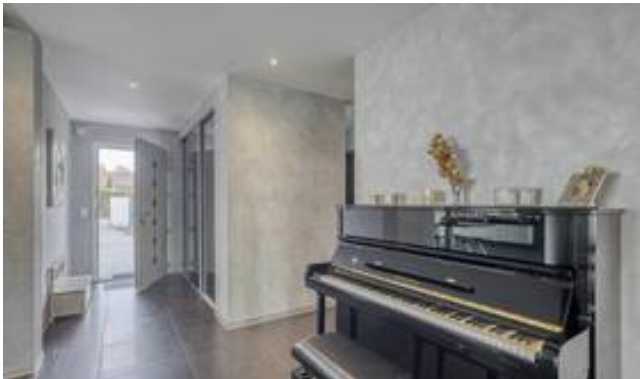
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NON-CONTRACTUAL INFORMATION

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