

BARNES GENEVOIS - CONTAMINE SUR ARVE - EXCEPTIONAL PROPERTY

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SELLING PRICE : 1 890 000 €

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PHONE :

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

Set in more than 1.6 hectares of land, a rarity in this region, this exceptional property complex is magnificently located and offers uninterrupted views of the Salève and Aravis mountains. Nestled in a peaceful setting just 5 minutes from the motorway, this development comprises two buildings dating from the 1830s and 1899s.

The first building, which spans 360 m<sup>2</sup> over three floors, is exceptionally spacious, with a reception room that has been converted into a billiards room, a dining room with a fireplace, a fitted kitchen, a laundry room and a storeroom.

The next two floors, accessible via a magnificent wooden staircase or a lift, feature a large lounge-library of over 70m<sup>2</sup>, four bedrooms, three bathrooms, a games room and attic space.

In the second building, you'll find two flats with independent entrances, one an 80 m<sup>2</sup> type 3 and the other a 120 m<sup>2</sup> type 4.

Numerous terraces, a swimming pool and four enclosed garages add even more prestige to this property. This unique location, at the gateway to Geneva (just 20 minutes away), is surrounded by forests and meadows, offering numerous possibilities for memorable receptions. The property exudes undeniable charm and character, making it a real jewel of prestige.

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 : 592 m <sup>2</sup>
Land area (m2) : 16,000 m <sup>2</sup>	Bedrooms : -	Annual charges : -
Balcony Surface : -	Elevator : Yes	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	



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