

BARNES PAYS DE GEX - DIVONNE-LES-BAINS - ARCHITECT DESIGNED VILLA - 8  
ROOMS - FENCED AND SECURE DOMAIN



SELLING PRICE : 1 950 000 €

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## DESCRIPTION

Architect-designed villa built in 2013 and extended in 2021 nestled in the heart of a secure Domain - Exceptional living comfort unique to Divonne-les-Bains.

This elegant wood-frame villa boasts 258 sqm of living space and a total floor area of 337 sqm + garage and a total of 121 sqm of terraces, benefiting from a beautiful view of the nearby mountain while retaining plenty of sunshine.

Spread over 3 levels, the ground floor features an entrance hall, a checkroom, a vast living room with a closed hearth fireplace, a spacious fitted kitchen with a large pantry leading to the double garage.

Upstairs are 3 bedrooms, each opening onto a 41 sqm covered terrace, and a beautiful master bedroom with fitted dressing room and bathroom. An additional bathroom and separate toilet complete this level, as does a hallway leading to the 2nd floor.

This last level reveals 2 charming and beautiful attic bedrooms as well as a shower room and WC.

Underfloor heated by a gas-fired boiler and a reversible heat pump on the top floor, this villa offers additional comfort with its fireplace in the center of the living area.

Outside, every detail has been thought out to ensure comfort and peace of mind: automatic watering system, robotic lawn mower, beautiful secure heated swimming pool, and a superb terrace inviting you to relax, enjoy silence, discretion and privacy.

This is a spacious, discreet and luminous family villa, a warm and welcoming place to live.

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 : -
Land area (m2) : 1,010 m <sup>2</sup>	Bedrooms : 6	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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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



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