

BARNES PAYS DE GEX - DIVONNE-LES-BAINS - VILLA TYPE 5/6 - PROCHE  
CENTRE-VILLE & LAC



SELLING PRICE : 1 750 000 €

CONTACT : KARINNE MOZER - MOBILE PHONE  
EMAIL : K.MOZER@BARNES-INTERNATIONAL.COM

59 AVENUE DE GENÈVE, 01220 DIVONNE-  
LES-BAINS  
01220 DIVONNE-LES-BAINS



PHONE : 04 50 48 02 00  
PAYSDEGEX@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Situated in a privileged location close to the town center and the magnificent Lac de Divonne-les-Bains, this 158 sqm villa, built in 1978, offers a comfortable and practical lifestyle.

Set in 1548 sqm of enclosed grounds, this property has been carefully renovated over the years by its owner, offering a harmonious blend of traditional character and modernity.

On the ground floor, a welcoming entrance hall leads to a spacious living room with fireplace and access to the perfectly exposed terrace. The fully-equipped, independent kitchen is a functional, modern space, and finally, there's a versatile bedroom that can be used as an office as required, as well as a dressing room, a shower room and a guest toilet.

Upstairs, a spacious hallway leads to three bright bedrooms, a full bathroom with bath and shower, and a separate toilet with washbasin.

The villa also boasts a full basement. This remarkable additional space includes a double garage, a cellar, a workshop, a functional boiler/laundry room, as well as a toilet with additional shower for added convenience and, above all, practicality for the nearby gym.

The exteriors are spacious, generous, offer significant building rights and are fully fenced.

Proximity to the town center and Lake Divonne-les-Bains adds exceptional value to this villa, offering easy access to a range of leisure activities and amenities.

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 : 158 m <sup>2</sup>
Land area (m2) : 1,548 m <sup>2</sup>	Bedrooms : 4	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

59 AVENUE DE GENÈVE, 01220 DIVONNE-  
LES-BAINS  
01220 DIVONNE-LES-BAINS



PHONE : 04 50 48 02 00  
PAYSDEGEX@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



59 AVENUE DE GENÈVE, 01220 DIVONNE-  
LES-BAINS  
01220 DIVONNE-LES-BAINS



PHONE : 04 50 48 02 00  
PAYSDEGEX@BARNES-INTERNATIONAL.COM