

BARNES GENEVOIS - CLERMONT-EN-GENEVOIS - MONT-BLANC VIEW

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SELLING PRICE : 565 000 €

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## DESCRIPTION

This wood-frame property in Clermont-en-Genevois has 146 square metres living space, set in 1250 square metres of spacious grounds, and includes a swimming pool. Nestling in a remarkably tranquil setting, in harmony with the surrounding nature, this residence offers a breathtaking view of the Château de Clermont and the majestic Mont-Blanc. This panoramic view can be enjoyed from both inside and outside the house, thanks to the multitude of bay windows and skylights that characterise this property. On the ground floor, a welcoming entrance hall opens onto a finely appointed study area, as well as a vast living room blending harmoniously into a fitted kitchen.

Upstairs, the villa offers the privacy of three bedrooms, one of which has a dressing room. A bathroom completes the space, while a balcony stretches the full length of the house, giving you the opportunity to fully enjoy the incredible panorama.

In the basement, the property benefits from a garage, a laundry room and an independent studio with private shower room and toilet.

This carefully renovated villa is strategically located 39 kilometres from the heart of Geneva and 25 kilometres from the centre of Annecy. Thanks to its proximity to the motorway, it offers good accessibility, making it easy to get around in the best possible conditions.

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 146 m <sup>2</sup>
Land area (m2) : 1,252 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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NON-CONTRACTUAL INFORMATION

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