

CARACTER HOUSE - GAILLARD - CALM

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SELLING PRICE : 1 380 000 €

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60 RUE DOUGLAS ENGELBART, 74160  
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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

## DESCRIPTION

**EXCLUSIVELY.** In the heart of the charming town of Gaillard, in a most exclusive area and a few steps from the customs, this sumptuous character villa of 225 m2 of living space flourishes on a plot of 1450 m2.

The main entrance leads, on the ground floor, to a reception hall, a guest toilet, a bedroom, a spacious bathroom, an office, and a generous kitchen which opens onto a large living room. dining room, as well as a double living room bathed in light facing south, offering ideal sunbathing throughout the day.

Upstairs, 4 beautiful bedrooms are to be discovered, including a master suite, offering tailor-made storage spaces, a private bathroom and individual toilets.

The basement of the house includes a large storage room, a technical room, a wine cellar and a spacious garage.

This residence is located just 10 minutes from Geneva, 15 minutes from the airport, and 500 meters from the village's shops and public transport.

Refreshments are expected.

Information on the risks to which this property is exposed is available on the Géorisks website:  
"www.georisque.gouv.fr"

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 225 m <sup>2</sup>
Land area (m2) : 1,452 m <sup>2</sup>	Bedrooms : 6	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 : -	

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