

BARNES PAYS DE GEX - GRILLY - VILLA TO RENOVATE OF 10 ROOMS + ANNEX
HOUSE - 1 HECTARE OF LAND



SELLING PRICE : 3 990 000 €

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DESCRIPTION

Exceptional and unique property near Divonne-les-Bains, offering view, space and discretion.

Set on a plot of over one hectare with planning permission for 2 additional villas of 170 m2 each, this architect-designed house, built in 1975, boasts unique architecture, totally unexpected spaces and volumes.

Turned towards the light and the view on the Lemanic valley, it is also equipped with an interior or exterior swimming pool, this answering at the same time to the seasons and to the desires of the moment. A renovation and expansion project has been submitted to offer a more contemporary style.

A visit is necessary:

- An entrance hall with dressing room and guest toilet, an equipped kitchen, a dining room, a large main living room, a living room with its fireplace, a large corridor surrounding the swimming pool, a master suite with dressing room and bathroom and a space for the children hosting a play area or office, 2 bedrooms, 1 bathroom and dressing room.
- Two independent bedrooms, a bathroom on the ground floor and two independent offices and mezzanine on the first floor.
- Boiler room, workshop, cellars, technical room and a large room in the basement.
- The swimming pool: Indoor or outdoor space of 112 m2 with a large pool offers an absolutely beautiful place.
- An independent building accommodates a studio apartment, a double garage, a box for a horse, a workshop and storage spaces.
- The closed land of more than one hectare, accomodates a source but also rights to build protected by a licence deposited and granted for 2 independent villas (file on request).
These TWO villas of 170 m2 each offer a basement, first floor and 1st floor.

The informations on the risks to which this property is exposed is available on the Georisque website:
<https://www.georisques.gouv.fr/>

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 404 m ²
Land area (m2) : 10,673 m ²	Bedrooms : 5	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : Yes
Number of lots : -	* Fees chargeable : Buyer	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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