

BARNES GENEVOIS - NEYDENS - CHARMING HOME

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SELLING PRICE : 850 000 €

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CONTACT : THIBAUT HENRI - MOBILE PHONE +334 50 43 40 73

EMAIL : T.HENRI@BARNES-INTERNATIONAL.COM

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60 RUE DOUGLAS ENGELBART, 74160  
ARCHAMPS  
74160 ARCHAMPS



PHONE : 04 50 43 40 73  
GENEVOIS@BARNES-INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

This elegant period residence, built in the 1890s, was fully restored in 1985 to an unquestionably high standard. This rare property has a total surface area in excess of 320 m<sup>2</sup>, spread over three habitable levels and a full basement. It is ideally situated in the heart of a serene, well-kept setting, extending over 1,200 m<sup>2</sup> of land.

Just a few minutes from the town centre and close to the Swiss border, this property is the perfect choice for a family looking for both privacy and proximity to amenities. The ground floor comprises an entrance hall, a fully-equipped separate kitchen with access to a splendid veranda, a utility room and a guest toilet. A generous lounge leads directly onto a sumptuous outdoor terrace, offering stunning views of the natural surroundings. Access to the different levels is via a magnificent, perfectly preserved staircase dating from the 1860s.

On the first floor, a landing leads to two spacious bedrooms, a study with an independent balcony and a shower room. The top floor of this charming period property features an elegant master suite with balcony, dressing room, bathroom and toilet.

The basement of this property has not been neglected. You'll find a vast garage, a workshop, a storage room and a beautifully preserved cellar, all secured by armoured doors.

Outside, a courtyard gives access to the main entrance, while a swimming pool at the rear of the property adds a touch of refinement to this exceptional property.

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 160 m <sup>2</sup>
Land area (m2) : 1,202 m <sup>2</sup>	Bedrooms : 4	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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