

BARNES GENEVOIS - NEYDENS - RARE AND ATYPICAL PROPERTY



SELLING PRICE : 795 000 €

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ARCHAMPS
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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

A magnificent village house in the heart of Neydens, a popular village. This spacious home will appeal to lovers of authenticity, with its preserved old-world charm enhanced by modern touches.

Spread over three levels, this elegant building offers a meticulous layout.

From the moment you enter, you'll be greeted by a generous, well-stocked reception area. The bright, convivial kitchen opens onto a sunny terrace. The living room, with its fireplace, blends harmoniously with the elegant dining room. A pantry and guest toilet complete this level.

Upstairs, three spacious bedrooms offer absolute comfort, accompanied by a refined bathroom with free-standing bathtub, shower and toilet. A laundry/dressing area adds a touch of practicality.

The top floor has a surprise in store: a space dedicated to relaxing or watching movies, a shower room with toilet, a music/leisure room and a bedroom with mezzanine, ideal for welcoming guests in style.

To complete this ideal living environment, a private garden perfect for relaxing or a children's play area and 2 parking spaces complete this family home.

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

CARACTÉRISTIQUES

| | | |
|---|----------------------------|------------------------------|
| Type of property : House / Villa / Chalet | Fees : - | Surface : 290 m ² |
| Land area (m2) : 399 m ² | Bedrooms : - | 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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