

BARNES GENEVOIS - NEYDENS - RARE AND ATYPICAL PROPERTY



SELLING PRICE : 795 000 €

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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](http://www.georisques.gouv.fr)"

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 290 m <sup>2</sup>
Land area (m2) : 399 m <sup>2</sup>	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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