

BARNES GENEVOIS - PRESILLY - EXCEPTIONAL VIEW



SELLING PRICE : 1 250 000 €

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DESCRIPTION

Exclusively, discover the pinnacle of real estate prestige in Pr silly with this remarkable architect-designed house of almost 300m2, nestled in the heights of the village. Offering a rare panoramic view of Geneva and its lake, this exceptional property blends contemporary elegance with atypical charm.

Bright and spacious, the main living area of almost 100m2 is enhanced by a cathedral lounge with central fireplace, providing the perfect setting for cosy evenings. The villa houses 5 bedrooms, including a master suite with private shower room, and 3 children's bedrooms with mezzanine, as well as an office, a shower room with WC and a family bathroom.

Practical annexes include storage, laundry room, gym and basement. Outside, the landscaped grounds of over 1500m2 offer a small garden chalet and a 3-car carport.

Every aspect of this property embodies luxury and comfort, offering an idyllic living environment where every day is a breathtaking experience. You're sure to fall in love with this rare product with its breathtaking views.

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

CARACT RISTIQUES

Type of property : House / Villa	Fees : -	Surface : 296 m ²
Land area (m2) : 1,563 m ²	Bedrooms : 5	Annual charges : -
Balcony Surface : 2 m ²	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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NON-CONTRACTUAL INFORMATION

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