

BARNES PAYS DE GEX - PREVESSIN-MOENS - VILLA ARCHITECT RESIDENTIAL
AREA



SELLING PRICE : 1 450 000 €

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59 AVENUE DE GENÈVE, 01220 DIVONNE-
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DESCRIPTION

Beautiful architect-designed villa with a modern, elegant design, a wooden frame that gives it both charm and durability, triple glazing and an excellent energy rating, plus plenty of light, space and storage.

With its two levels of living space, this home is perfectly suited to the needs of a family. On the first floor, it features an entrance hall, a study, a bathroom with shower, a beautiful living room with an equipped kitchen opening onto the living room with closed hearth fireplace and library area, all with direct access to the terrace and enclosed garden with trees.

The first floor includes a hallway with plenty of storage space, a large terrace with fireplace, 3 bedrooms with fitted closets, a master bedroom with fitted closet, balcony and shower room/WC, and an independent shower room/WC.

A laundry room, a large garage with electric door and a carport complete this home.

Heated by an air-to-water heat pump, equipped with a double-flux system, hot water production assisted by solar panels, absolute energy comfort for the whole family.

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

CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : -
Land area (m2) : 802 m ²	Bedrooms : 4	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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NON-CONTRACTUAL INFORMATION

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