

BARNES GENEVOIS - VILLE LA GRAND - IDEAL LOCATION



SELLING PRICE : 760 000 €

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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

Discover the timeless charm of a 1930s family home, skilfully renovated in the 1990s.

Ideally nestled in the heart of a quiet, strategic neighborhood, this home offers exceptional family living, just a few steps from schools, the train station and all amenities. From the entrance, a welcoming hall leads to a comfortable living room, a convivial lounge with access to the outdoors, and a separate fitted kitchen. The first floor also includes a full bathroom with toilet.

Upstairs, three bright bedrooms and a shower room with toilet await you. The converted attic offers a practical office space and an additional bedroom, perfect for your family's evolving needs.

The full basement adds an extra dimension to this property, housing a well-equipped laundry room, a toilet with access to the boiler room, as well as a multi-purpose room ideal for children's games or a gym for adults. A small wine cellar completes this multifunctional space.

Outside, a 930 m² plot of enclosed land planted with trees offers a picturesque setting, ready for a swimming pool if you so wish. A practical garden shed and secure garage complete this idyllic picture.

With a touch of refurbishment, its privileged location and proximity to all amenities make this property a rare opportunity on the market.

CARACTÉRISTIQUES

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|---|----------------------------|------------------------------|
| Type of property : House / Villa / Chalet | Fees : - | Surface : 169 m ² |
| Land area (m2) : - | Bedrooms : 4 | Annual charges : - |
| Balcony Surface : 4 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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