

BARNES AIX-LES-BAINS - EXCLUSIVE - VILLA / APARTMENT - 4 BEDROOMS -
SPA - HAMMAM - GARAGE -



SELLING PRICE : 1 150 000 €

CONTACT : CAROLINE PACCARD - MOBILE PHONE
EMAIL : C.PACCARD@BARNES-INTERNATIONAL.COM
EXCLUSIVE RIGHTS

81 RUE DU CASINO , 73100 AIX-LES-BAINS
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70
AIXLESBAINS@BARNES-
INTERNATIONAL.COM

DESCRIPTION

Located between the lake and the city center, this contemporary villa built in 2019 includes an independent apartment with a high-end level of services and finishes.

A common main entrance serves the two homes, the entrance to the villa connects a spacious living room incorporating a fully equipped kitchen, 2 en-suite bedrooms, an outdoor patio with jacuzzi and wall waterfall, as well as a professional hammam with its bathroom.

The independent apartment type 3 is located upstairs and has a living room with kitchen, two bedrooms, a shower room and an outdoor terrace.

A tiled garage of more than 64 m² completes this exceptional property.

Also ideal for a professional activity

Close to all amenities, the lake and the city center, 50 minutes from Lyon and Geneva airports.

Price excluding agency fees: €1,105,769 (Fees: €44,230 including tax, i.e. 4% buyers charge)

Information on the risks to which this property is exposed is available on the Géorisks website:

<https://www.georisks.gouv.fr/>

CARACTÉRISTIQUES

Type of property : Apartment	Fees : -	Surface : 215 m ²
Land area (m2) : -	Bedrooms : 4	Annual charges : -
Balcony Surface : 5 m ²	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Buyer	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

81 RUE DU CASINO , 73100 AIX-LES-BAINS
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70
AIXLESBAINS@BARNES-
INTERNATIONAL.COM

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



81 RUE DU CASINO , 73100 AIX-LES-BAINS
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70
AIXLESBAINS@BARNES-
INTERNATIONAL.COM