

BARNES GENEVOIS - NEAR GENEVA - EXCEPTIONAL ESTATE



SELLING PRICE : 3 300 000 €

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DESCRIPTION

Situated in an idyllic rural setting, this exceptional estate with a 19th-century manor house is nestled in a unique environment on the doorstep of Geneva. The estate, set in a 1.5-hectare park, includes several buildings, among which are three main buildings: a manor house, a renovated barn and a large farmhouse. The buildings are arranged around a magnificent central courtyard with trees and landscaping, featuring several water features fed by a natural spring.

The 480m² manor house has retained its period charm with its two fireplaces and is spread over three levels and an attic. On the first floor the living room, dining room, and equipped kitchen open onto a covered terrace. Upstairs, the master suite and three bedrooms complete the sleeping quarters. The ground floor offers numerous rooms including a music room and an office.

The 325m² barn has been renovated by an architect with high-quality materials and meticulous finishes. The bright kitchen with a 'country home' style opens onto a dining room and the courtyard. The garden level also features a large master suite with a bathroom. The elegant central entrance and stairs lead to the living room under the beams with a fireplace and office space. This space also offers two bedrooms, a bathroom, and a mezzanine bedroom.

The property offers several outbuildings, including a large 750m² farmhouse. Another 370m² outbuilding includes several workshops and a duplex apartment, as well as a 70m² three-room apartment.

The 1.5-hectare landscaped park features a swimming pool with its pool house and fountains fed by a natural spring.

Automatic gate, spacious parking area, bridle path, and vegetable garden complete this property.

20 minutes from the center of Geneva. 30 minutes from Geneva airport. Megève and Chamonix are 45 minutes away. The highly sought-after Esery Golf Club is 5 minutes away. Train station 5 minutes.

Information on the risks to which this property is exposed is available on the Georis website:
www.georisques.gouv.fr

CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 875 m ²
Land area (m2) : -	Bedrooms : 9	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : Yes
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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