

BARNES AIX-LES-BAINS - EXCLUSIVE - BRISON-SAINT-INNOCENT -  
EXCEPTIONAL HOUSE LAKE VIEW - PARK 2500 M2



SELLING PRICE : 3 500 000 €

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EXCLUSIVE RIGHTS

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

Located in the popular town of Brison-Saint-Innocent, this prestigious property was completely renovated in 2006.

Overlooking the lake, it offers a magnificent view of Lake Bourget and the surrounding mountains without any nuisance.

The total surface area of 500 m<sup>2</sup> includes on the ground floor: an entrance, a large living room of more than 60 m<sup>2</sup> opening onto a huge outdoor terrace facing the lake, an independent kitchen, an office and the master bedroom with bathroom and dressing room. Upstairs, 3 large en-suite bedrooms with access to an outdoor terrace, as well as a dressing room.

The garden level includes a summer kitchen with living room, a billiards room, a gym with shower, all opening onto a terrace with a 5x10m heated swimming pool.

A Garage for 2 cars as well as a large basement complete this exceptional property.

The outdoor park of more than 2,500 m<sup>2</sup>, completely enclosed and landscaped, offers several different atmospheres to relax and enjoy the place.

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : -
Land area (m2) : 2,536 m <sup>2</sup>	Bedrooms : 4	Annual charges : -
Balcony Surface : 6 m <sup>2</sup>	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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