

BARNES GENEVOIS - CRUSEILLES - FAMILY HOME



SELLING PRICE : 880 000 €

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DESCRIPTION

In a quiet and particularly sought-after area of Cruseilles, this magnificent house with 200 m² of living space, set in grounds of approx. 3,500 m², is steeped in period charm and offers exceptional potential for conversion. Upon entering, you'll be greeted by a large hallway opening onto a vast living room with a custom-built fireplace, as well as a semi-open-plan kitchen. This level also includes a shower room and bathroom for added comfort, two separate toilets, and four bedrooms, three of which have direct access to the main terrace. A practical storage room completes this living space.

Upstairs, huge, well-maintained attic space awaits your projects. Their large surface area offers numerous possibilities for extension or the creation of additional spaces according to your desires.

A full basement of around 400 m² further enhances the features of this home. Its high ceilings are ideal for a multitude of projects, both personal and professional. This level includes a spacious garage, workshops, several storage rooms, a storeroom, a laundry room, a toilet and a magnificent wine cellar.

The exterior of this property is equally impressive. The superb, unoverlooked garden is filled with greenery and features a 100 m² terrace. This outdoor space offers an idyllic and rejuvenating setting.

Strategically located between Annecy and Geneva, this property enjoys a privileged location, close to all amenities and with rapid access to the main communication routes.

This unique property combines period charm with development potential.

CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 200 m ²
Land area (m2) : 3,472 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

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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