

BARNES PAYS DE GEX - DIVONNE-LES-BAINS - RENOVATED VILLA TYPE 6

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SELLING PRICE : 1 100 000 €

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59 AVENUE DE GENÈVE, 01220 DIVONNE-  
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01220 DIVONNE-LES-BAINS



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## DESCRIPTION

At the gateway to Geneva, close to the Divonne-les-Bains golf course, this villa built in 1985 has been renovated with great care and respect for its origins.

Spacious and luminous, it offers absolute discretion thanks to its distance from the street and, naturally, just as pleasant peace and quiet.

The tour begins on the ground floor, where you'll find an entrance hall, a vast living room with dining area and reading corner, and a sitting room with central fireplace. A separate fitted kitchen with access to the underground cellar, an office, a shower room with WC and a utility room.

The 1st floor offers plenty of natural light with its open-plan mezzanine and numerous storage spaces, an attic bedroom with private bathroom, 3 bedrooms, one with a dressing room, and a large bathroom.

The 711 m2 grounds are planted with trees and feature a terrace, allowing you to enjoy the outdoors.

Information on the risks to which this property is exposed is available on the Géorisques website:  
<https://www.georisques.gouv.fr/>

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 191 m <sup>2</sup>
Land area (m2) : 711 m <sup>2</sup>	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

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