

BARNES GENEVOIS- EXCEPTIONAL PROPERTY - MARCELLAZ - VILLA WITH  
OVERFLOW SWIMMING POOL



SELLING PRICE : 1 290 000 €

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PHONE :

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

## DESCRIPTION

Situated in an idyllic setting, this German-designed timber-framed property remarkably combines sophisticated design, high energy efficiency, and environmental respect.

Nestled in a rural environment, this villa offers breathtaking views of the surrounding farmland and mountains, creating a calm and soothing atmosphere. The proximity to the village center and its amenities adds a practical aspect to this dream location.

The house spans three levels and features 270 m<sup>2</sup> of interior space, including a full basement. From the cathedral entrance on the ground floor, one feels a sense of space and brightness. The spacious living area, bathed in natural light, includes a high-end open kitchen. This space is cleverly oriented to offer a stunning view of the spectacular terrace and the infinity pool.

With three bedrooms, one on the ground floor with a private bathroom, as well as a large shower room and a dressing room upstairs, this house offers private spaces designed for optimal comfort.

Just 20 km from the center of Geneva, this property, distinguished by its exceptional energy efficiency, represents a perfect balance between the tranquility of the countryside and the proximity of urban life.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 182 m <sup>2</sup>
Land area (m2) : 1,208 m <sup>2</sup>	Bedrooms : 3	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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