

BARNES PAYS DE GEX - IN A FARMHOUSE IN PÉRON



SELLING PRICE : 1 764 000 €

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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

Great opportunity - 3 apartments - Rental income

Situated in an idyllic location for nature lovers, close to all amenities, not far from the Saint-Jean-de-Gonville golf course, major shopping centers and the Swiss border,

Private real estate complex comprising 3 beautifully renovated apartments (carrez surface area 286 m² - total surface area 346 m²) plus an outbuilding of almost 150m² with a lift on a concrete slab perfectly suited to all types of storage.

The apartments include :

A spacious 300 m² apartment on two levels (surface on floor). The first floor features a large, fully-equipped open-plan kitchen (Wook, plancha, plate warmer, induction hob, oven, built-in fridge and professional ventilation hood), a large dining room and a vast 50m² living room with closed hearth fireplace. A wine cellar, workshop and boiler room complete this level.

Upstairs are 3 bedrooms, including a master bedroom with its own bathroom, shower and toilet. In addition, there's a 150 m² outdoor terrace with a 4-seater Jacuzzi and planted gardens.

The 2 other type 2 duplex apartments (approx. 55 m² each) feature a fully-equipped kitchen, living room, 1 bedroom and bathroom/WC. Monthly rental income is around €1405 excluding utilities.

All benefit from views of the Alps, Mont Blanc and the Challex and Salève plains.

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 : Apartment	Fees : -	Surface : 286 m ²
Land area (m ²) : -	Bedrooms : -	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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