

BARNES PAYS DE GEX - PREVESSIN-MOËNS - TYPE 5 ARCHITECT-DESIGNED  
VILLA



SELLING PRICE : 1 390 000 €

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## DESCRIPTION

Located in a residential area, close to a school and set back from the street to ensure discretion, this is an architect-designed villa designed with taste and passion.

The villa's spaciousness, natural light and fine fittings combine to ensure an excellent quality of life, with air/water heat pump heating and air-conditioning for the master suite.

The ground floor offers a warm welcome with its entrance hall and checkroom. Next, the magnificent living room with its large bay windows invites you into the lovely, fully-equipped kitchen and dining area, or into the living room, or out into the enclosed garden through one of the bay windows. A guest toilet and utility room complete this level.

The 1st floor houses the private area, with a hallway leading to 3 bedrooms, 1 master bedroom with dressing room and shower room/WC, an independent bathroom, a toilet and a storage room.

Enjoy the softness of the garden, planted with various species and equipped with lighting and music points, and finally, discover this 10m x 3m swimming pool in projected concrete - heated (separate heat pump) - secured by an above-ground shutter.

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 : 178 m <sup>2</sup>
Land area (m2) : 527 m <sup>2</sup>	Bedrooms : 4	Annual charges : -
Balcony Surface : 7 m <sup>2</sup>	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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