

BARNES GENEVOIS - SAINT-JULIEN-EN-GENEVOIS - EXCEPTIONAL PROPERTY



SELLING PRICE : 2 100 000 €

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EXCLUSIVE RIGHTS

60 RUE DOUGLAS ENGELBART, 74160
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DESCRIPTION

In the heart of Saint-Julien-en-Genevois, this 1900s heritage home embodies the charm and elegance of a bygone era, while offering luxurious modern amenities. With its noble period materials and perfectly manicured wooded garden, this exceptional home offers a unique living environment.

This magnificent home, with 207 m² of living space, is spread over several levels.

On the first floor, you'll be greeted by a majestic entrance hall, a superb study opening onto a room dedicated to the piano, a kitchen fitted with top-of-the-range finishes and a spacious, bright living room with a fireplace, ideal for entertaining.

On the second floor, you'll find a spacious dressing room for all your storage needs, an elegant bathroom with terrace, a master suite with balcony and old-world charm, two comfortable bedrooms, one with balcony, and a separate toilet.

The second floor includes a spacious bedroom, a bedroom with shower room and study, as well as an attic room offering additional storage possibilities.

The basement houses a room with WC, ideal for a games room or gym, a practical laundry room, a storage room and a wine cellar.

The 1212 m² grounds are a haven of peace, with a wooded, perfectly manicured garden and a stream adding a touch of serenity. Two detached garages, a storage room under the garage and a main south-facing terrace offer a pleasant view over the exterior of the property.

Situated in the town's hypercentre, this house enjoys a privileged location. It's just 100 meters from the pedestrianized town center and all its shops, 2 minutes by car from the customs office, and right next to the future tramway line linking Saint-Julien-en-Genevois to downtown Geneva. This period house is unique in the region and steeped in history, offering an exceptional living environment.

CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 207 m ²
Land area (m2) : 1,212 m ²	Bedrooms : 5	Annual charges : -
Balcony Surface : 10 m ²	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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