

BARNES GENEVOIS - VIRY - FAMILY HOME

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SELLING PRICE : 1 090 000 €

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EXCLUSIVE RIGHTS

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60 RUE DOUGLAS ENGELBART, 74160  
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## DESCRIPTION

Nestled in the heart of the charming commune of Viry, this magnificent family home combines comfort, space and elegance. With 166 m<sup>2</sup> of living space, it is set in 1720 m<sup>2</sup> of sumptuously landscaped grounds. Every detail of this property has been carefully thought out to provide an exceptional living environment.

As soon as you enter the main entrance, you'll be greeted by a vast open-plan living area bathed in natural light. This welcoming space includes a living room with wood-burning stove, a functional kitchen and a superb veranda with underfloor heating. The first floor also houses two generously proportioned bedrooms, an office and an elegantly designed bathroom with toilet.

The lower level of the house is a real asset, offering a perfectly laid-out space. Here you'll find two additional bedrooms, a gym, and a shower room with toilet for added comfort. A practical and spacious laundry room, as well as a cellar and boiler room, will meet all your storage and maintenance needs. A garage completes this level.

The exterior of this property is a true haven of peace. Three terraces offer a variety of spaces for relaxing, and there's a large, secure swimming pool and vegetable garden. All in a carefully manicured, unoverlooked green setting. The house is also equipped with photovoltaic panels.

Situated in a quiet, residential area, this property is close to all amenities and the Swiss border, offering easy access to local and international services.

## CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 166 m <sup>2</sup>
Land area (m2) : 1,718 m <sup>2</sup>	Bedrooms : -	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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