



## Property

REIGNIER ESERY (74)

**1 590 000 €**



320 m<sup>2</sup>



15 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

Situated in an exceptional bucolic setting, this property offers a perfect combination of classic charm and modern conveniences. Close to Geneva, it benefits from a privileged location. Ground Floor: Fully equipped independent kitchen Splendid bright living room with fireplace and adjoining dining room Spacious bedroom offering privacy and comfort Office for working in a quiet environment Shower room with WC for greater convenience Floor: Four large bedrooms , each with its unique charm Shower room for additional comfort Bathroom with spa for moments of relaxation Practical and functional dressing room Attic: Space fitted on the upper floor for versatility of use Basement: Wine cellar vaulted for wine lovers Laundry room for added practicality Stone staircase adding a touch of elegance Other multi-purpose rooms in the basement Exteriors: Swimming pool for cooling off on sunny days Triple garage offering generous parking space Chalet with sauna for moments of relaxation Outdoor oven for outdoor meals Veranda to enjoy the bucolic setting 5000m2 of land An exceptional location, combined with a bucolic setting, makes this property a unique place. Close to Geneva, it offers a perfect balance between privacy and accessibility. Don't miss the opportunity to own this magnificent house combining charm and modernity in an exceptional environment. Contact me now for a visit! Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,17% TTC du prix hors honoraires.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Anne COLLOMB**

**REIGNIER-ESERY (74930)**

Agent

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ANNECY

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 809399  
Property type ..... Property  
Year of construction ..... 1500  
View ..... Vue dégagée, sur Jardin, sur Montagne

### SURFACES

Living space ..... 320 m²  
Land surface ..... 4832 m²

### COMPOSITION

Number of rooms ..... 15  
Number of bedrooms ..... 6  
Number of bathrooms ..... 1  
Washrooms ..... 2  
Terrace ..... 1

### DPE/GES

DPE ..... 199  
GES ..... 59

### APPENDIX

Parking ..... extérieur  
Parking space ..... 6  
Garage ..... 3  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... fuel  
Kitchen ..... aménagée  
Swimming-pool ..... Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle