



COUNTRY HOUSE AND SEPARATE GUEST
HOUSE OF 2 APARTMENTS, SET IN STUNNING,
MATURE GARDENS WITH MAGNIFICENT VIEW.

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PROPERTY FACT FILE

REFERENCE	A25628EMS74
PRICE	€ 1,890,000 £ 1,601,870* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	6
ACCOMMODATION	592 m ²
LAND	16616 m ²
TOWN	Contamine-sur-Arve
DEPARTMENT	Haute_Savoie
LOCATION	Village property
TYPE	Maison de Campagne
CONDITION	Good condition
FEATURES	Swimming Pool, Mains Drains, Walking distance to shops

*Price based on current exchange rate which is subject to change



- 20 minute drive to Geneva
- Set in over 1.6 hectares of land
- Spectacular countryside and mountain views
- House and self-contained apartments
- Swimming Pool

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Walking distance from the village of Contamine-sur-Arve, this magnificent property consists of a main house built in 1830, and a guest house built in 1899 which includes two apartments. Set in over 1.6 hectares of land, this property is surrounded by mature, well-maintained gardens with a pool, greenhouse and hobby vineyard,

DESRIPTIF

Located in the charming village of Contamine-sur-Arve, walking distance from amenities, this exceptional 10-bedroom property enjoys elevated views across the Arve valley to the Aravis mountains and Mont Salève. Comprising of two separate houses (the Main House and Guest House converted into two self-contained apartments) this superb property, with an interesting local history, offers a variety of possibilities.

The two houses are set either side of a pool, in over 1.6 hectares of well-maintained gardens - and are laid out as follows:

The Main House (1830) - 361 m² of "surface habitable" across three floors (served by a well-maintained Schindler lift):

Ground floor: 2 large reception rooms (34 and 35m²) one with new insert woodburner , a separate kitchen with cast iron and brass Lacunza (26.5 m²), adjacent pantry (11.5m²) and laundry room (7m²). Guest toilet (6m²) and safe (4m²).

First floor: Large living room of 62m² leading out onto a 17m² balcony. A parental suite (bedroom plus shower room) of 24.5m² and a main parental suite of 27.5m² - with adjacent bathroom (9.8m²)

Second Floor: Large living area (73m²) currently used as an office/library and games room leading onto a guest suite (bedroom and bathroom) of 27 m², and additional bedroom (17.5m²) with adjacent dressing room (4m²). Access to attic.

The Guest House (1899) - Two apartments of 88m² "surface habitable" (ground floor) and 143m² "surface habitable" (first floor duplex):

Cellar: boiler ro

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25628EMS74>

COMPLETE FILE AND PHOTO ON REQUEST

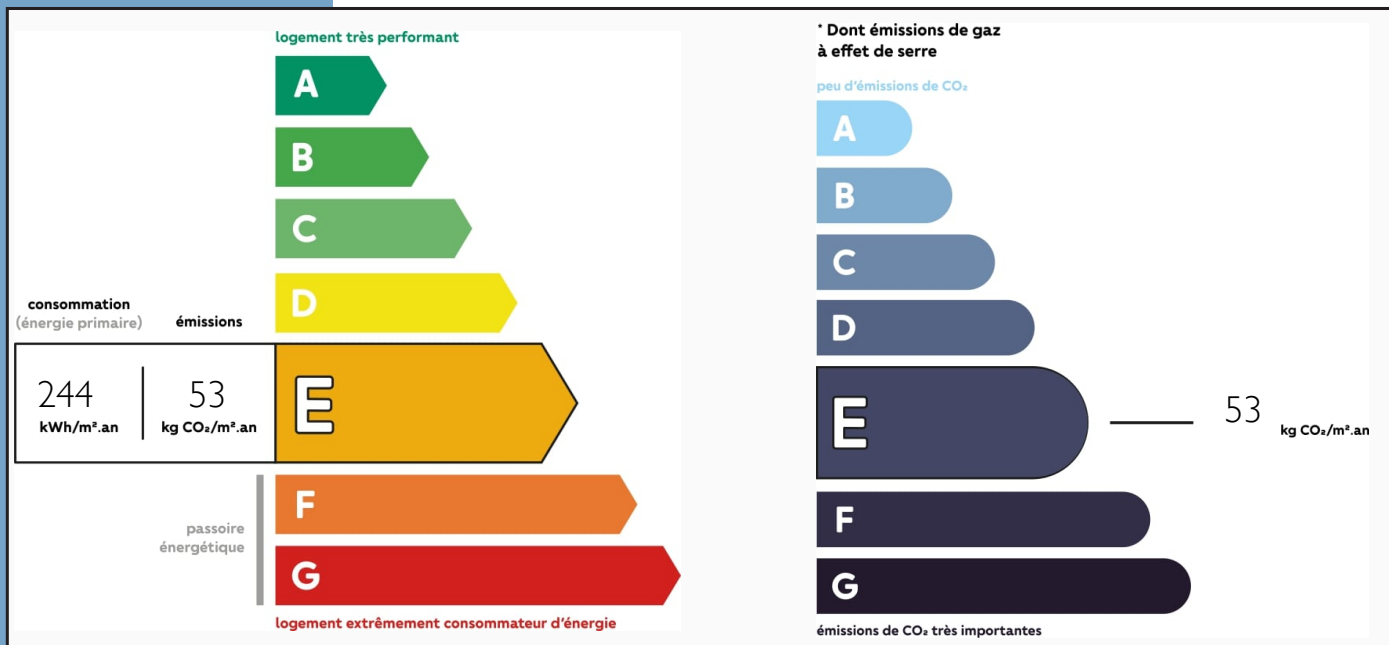


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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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