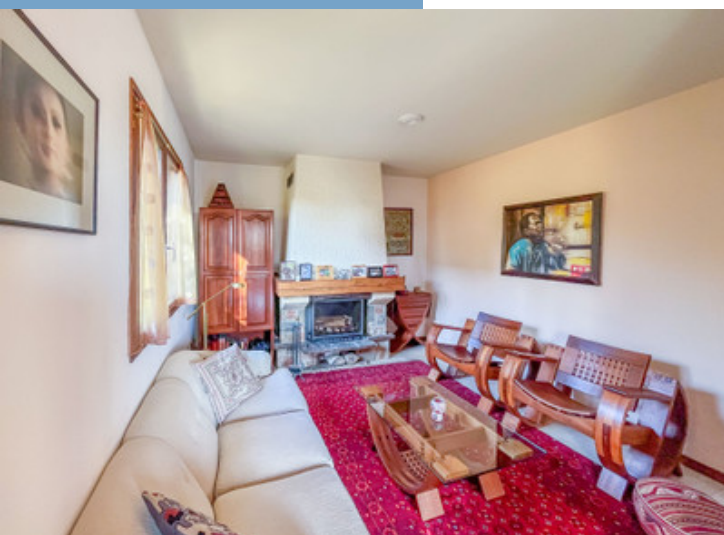




STUNNING 4-BED HOME WITH LARGE GARDEN,  
CATHEDRAL CEILING & MAJESTIC MONT BLANC  
VIEWS, LOCATED CLOSE TO GENEVA

www.leggettprestige.com

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WITH LARGE GARDEN,  
CATHEDRAL CEILING &  
MAJESTIC MONT BLANC  
VIEWS, LOCATED CLOSE ...



PROPERTY FACT FILE	
REFERENCE	A33029KP01
PRICE	€ 834,500 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	140.75 m <sup>2</sup>
LAND	1400 m <sup>2</sup>
TOWN	Gex
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Garage, Close to ski resort
<small>*Price based on current exchange rate which is subject to change</small>	



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)



- 20 min drive to central Geneva
- Mountain Views
- Two Spacious Terraces and Balcony
- Calm Environment
- Close to International Schools in Geneva

STUNNING 4-BED HOME  
WITH LARGE GARDEN,  
CATHEDRAL CEILING &  
MAJESTIC MONT BLANC  
VIEWS, LOCATED CLOSE

...

Ref : A33029KP01

Nestled in the heart of the sought-after town of Gex, this exceptional property offers a rare combination of tranquil living and proximity to Geneva. Just a 20-minute drive from the city centre, this meticulously maintained home is set on an expansive 1400m<sup>2</sup> plot on a quiet street. With breathtaking views of the Mont Blanc and the Alps, the

## DESCRIPTIF

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The house features a bright and sunny southeast-facing terrace, perfect for entertaining or simply enjoying the serene beauty of the beautifully landscaped garden. The garden includes a lush lawn, a variety of mature fruit trees, a vegetable patch, and an aromatic herb garden.

### Exceptional Layout and Attention to Detail

This beautifully presented property spans 150m<sup>2</sup> of living space, thoughtfully designed to blend functionality with character. The home offers a harmonious balance of open plan living and private spaces, making it both inviting and comfortable.

### Lower Ground Floor:

- Cellar: Large laundry and boiler/storage room (40m<sup>2</sup>)
- Garage: Spacious two-car garage with additional room for storage (50 m<sup>2</sup>)

### Ground Floor:

- Large Covered-Terrace: East-facing and overlooking mature and well-maintained garden
- Entrance Hall: Large and thoughtfully designed, leading to the main rooms of the home

### More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33029KP01>

COMPLETE FILE AND PHOTO ON REQUEST

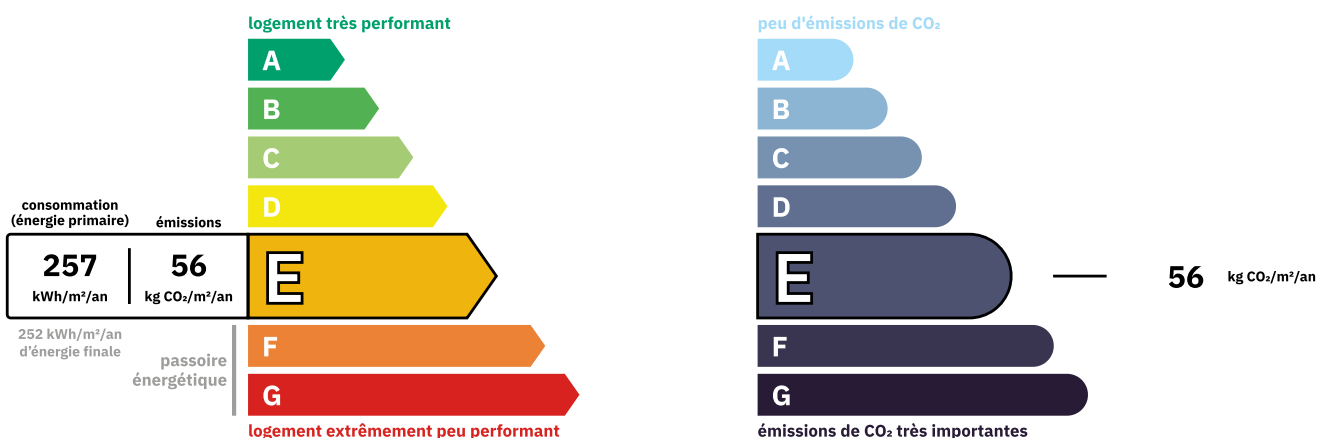


STUNNING 4-BED HOME  
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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 2406 € and 56€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf : A33029KP01  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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