COLDWELL BANKER
EUROPA REALTY

House Arbusigny 670 m²



SALE PRICE : 1 350 000 €

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DESCRIPTION

Nestled in a magnificent, lush green setting in Arbusigny, discover this character-filled property boasting exceptional interior volumes and a panoramic view of the Aravis mountain range.

This fully renovated former farmhouse offers a total area of approximately 720 m²—with 670 m² of living space—spread across three levels. Situated on a beautiful, wooded plot of 1,797 m², it enjoys a privileged location that is ideal for those who love nature, open space, and tranquility.

The impressive scale of the rooms is immediately apparent upon entering.

The property features a vast living area and a large kitchen, perfectly suited for both family life and entertaining guests.

The bedrooms are generously sized, as are the bathrooms. The home also includes a magnificent master suite, designed as a true private retreat offering comfort and seclusion.

On the top floor, the fully converted former barn reveals a spectacular open space. This area offers endless possibilities: a reception room, an additional lounge, a game room, a home cinema, or simply a place to gather with family and friends.

The property also boasts a dedicated relaxation area featuring a large spa, allowing you to enjoy a wellness experience right at home.

Outside, the wooded garden, terrace, and large paved courtyard create a delightful setting, framed by a stunning, unobstructed view of the mountains and the Aravis range.

Another highlight of the property is a charming, converted *mazot* (traditional Alpine outbuilding) of approximately 60 m². Independent from the main house, it could serve as a workspace, a hobby area, or an office, or provide extra accommodation for visiting family and friends.

Two garages providing sheltered parking for multiple vehicles round out the property's many features. Impeccably maintained both inside and out, this renovated farmhouse in Arbusigny will appeal to those seeking a unique property of exceptional scale, combining the charm of a traditional building with expansive living areas.

Boasting 670 m² of living space, a 1,797 m² plot, a converted *mazot* (traditional small chalet), a spa area, and panoramic views of the Aravis mountains, this property offers a truly unique lifestyle in Haute-Savoie.

A rare find, ideal for a large family or for enthusiasts of character properties and spacious interiors.

House for sale in Arbusigny; house with garden and mountain views near Geneva and the Swiss border;

house purchase; Arbusigny real estate.

Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

The Coldwell Banker Désormière Realty agency is at your disposal to assist with the sale or valuation of your luxury property in Arbusigny and the surrounding area.

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FEATURES

Property type:	House	Area:	670.0 m²	Number of rooms:	10 rooms
Number of bedrooms:	4 bedrooms				

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 139

Greenhouse gas emissions (GHG) index: D 34

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