

Maison Annemasse 272 m²



PRIX DE VENTE : 1 300 000 €

EMAIL : MAICA.DESORMIERE@COLDWELLBANKER.FR

DESCRIPTION

There is a balance here that is rarely found in Annemasse: a family home with generous volumes, a private park, a covered swimming pool, and Geneva accessible without relying on a car.

Set in a discreet residential address, just a few minutes' walk from the tram, this property offers a truly distinctive living environment. You remain close to transport, schools, shops and the Geneva area, while enjoying a calm, enclosed and green setting at home.

The house offers 272.98 m² of living space, complemented by 86.87 m² of additional surfaces.

Set on an enclosed and landscaped plot of approximately 1,800 m², the property is not defined only by its surface area. It offers several atmospheres, multiple possible uses, and real flexibility for family living.

The reception areas immediately set the tone. The spacious and bright living room is centred around the fireplace and opens onto the outdoors. It is a space designed for entertaining, sharing moments together and enjoying the garden as a backdrop, while remaining comfortable for everyday life. The dining room, library, lounges and circulation areas create a warm, elegant and lived-in atmosphere, far from standardized interiors.

The kitchen, both family-oriented and functional, supports everyday living while remaining connected to the main living areas.

The night area is distributed over several levels, with a principal suite benefiting from its own balcony, dressing room and bathroom, as well as several additional bedrooms that can adapt to different needs: children's rooms, guest rooms, office space, a teenager's area or an independent room.

The house also offers several complementary spaces in the basement that make a real difference in daily life: offices, a games room or gym, a laundry room, a workshop, and numerous storage areas. These additional volumes provide genuine flexibility, particularly valuable for a family, a home-based activity or significant storage needs.

Outside, the grounds are one of the property's strongest assets. Enclosed, landscaped and preserved, they offer an intimate green setting with different areas to enjoy the warmer days. The covered and heated swimming pool extends the use of the garden beyond the summer season and reinforces the rare character of the property.

Two enclosed garages complete the property.

This home is intended for those looking for a complete property: a practical address for Geneva, a large plot, generous volumes, useful spaces and an already established family atmosphere. A rare property, not only because of its size, but above all because of its ability to support different ways of living.

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

Coldwell Banker Désormière Realty is at your disposal to assist you with the sale or valuation of your property in Annemasse and the surrounding area.



CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	272.98 m ²	NB de pièces :	8 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 139

Indice d'émission de gaz à effet de serre (GES) : A 5



COLDWELL BANKER
EUROPA REALTY



1 Rue du faucigny
France, 74100, Annemasse



TÉL : +33450841107
maica.desormiere@coldwellbanker.fr