

SALES | TRANSACTIONS | INVESTMENTS

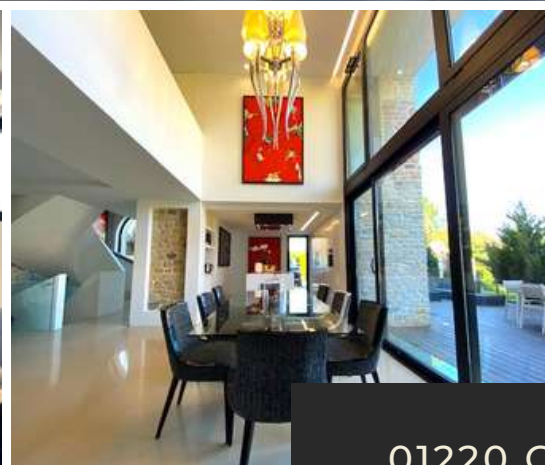


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# FOR SALE

FABULOUS 5-BEDROOM  
FULLY REFURBISHED  
PERIOD PROPERTY

REF: PSP 120



## KEY FEATURES

- PLOT: 906 M2
- NET LIVING AREA: 325 M2
- TOTAL USABLE SPACE: 448 M2
- SET OVER 4 LEVELS (INCL. BASEMENT)
- 5 BEDROOMS // 5 BATHROOMS
- LARGE OPEN LIVING SPACES
- FULLY AUTOMATED CONTROLS // WIFI
- PARKING FOR 4 CARS

01220 GRILLY  
PAYS DE GEX, FRANCE

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# LIVING AREAS

LARGE OPEN LIVING SPACES  
WITH HIGH QUALITY  
FINISHES & FITTINGS



## DESCRIPTION

THE MAIN ENTRANCE OPENS TO A LARGE CUSTOM-BUILT SCULPTURAL STAIRCASE.

THE HALLWAY LEADS TO 3 LARGE RECEPTION AREAS INCLUDING DOUBLE HEIGHT DINING ROOM & TV LOUNGE. DINING AREA OPENS ONTO LARGE SOUTH-FACING TERRACE

OPEN AND MODERN FULLY FITTED KITCHEN WITH SIEMENS APPLIANCES.

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## BEDROOMS

ALL BEDROOMS WITH EN-SUITE BATHROOM OR SHOWER WITH DRESSING AREA OR BUILT IN CLOSETS.



### DESCRIPTION

ALL BEDROOMS BENEFIT FROM LARGE SPACES AND EN-SUITE BATHROOMS OR SHOWER ROOMS IN EACH

FIXTURES AND FITTINGS ARE BUILT TO LUXURIOUS AND MODERN STANDARDS.

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## FAMILY FIRST

A WELL DESIGNED MODERN FAMILY HOME. LUXURIOUS AND CONVENIENT FOR CONTEMPORARY LIVING.



### BASEMENT LEVEL

- LARGE ENTERTAINMENT SUITE IN THE BASEMENT.
- GUEST BEDROOM WITH EN-SUITE.
- SMALL KITCHENETTE
- LARGE LAUNDRY ROOM
- STORAGE ROOM

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## CONTEMPORARY LUXURY INTERIORS

HIGH SPECIFICATION  
FITTINGS WITH FULLY  
AUTOMATED CONTROLS,  
LED LIGHTING + WIFI.



### HIGH QUALITY DESIGN

A UNIQUE BLEND OF CONTEMPORARY  
DESIGN WITHIN AN OPULENT AND  
ELEGANT PERIOD PROPERTY.

HIGH-END MATERIALS, FULLY AUTOMATED  
TEMPERATURE, LIGHTING AND BLIND  
CONTROLS. ALL FLOORS ARE WIRED FOR  
TV AND WIFI. CAN BE CONNECTED TO  
SEPARATE CHANNELS.

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## QUIET & CALM LOCATION

10-MIN DRIVE TO A1  
MOTORWAY AND COPPEX

20-MIN DRIVE TO GENEVA  
AIRPORT

30-MIN DRIVE TO  
DOWNTOWN GENEVA



### ASKING PRICE:

€ 1'750'000 EUROS

IF YOU WISH TO FIND OUT MORE AND  
SCHEDULE A POTENTIAL VIEWING, PLEASE  
CONTACT US.

### CONTACT

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