

## Stunning 4-Bed Home with Large Garden, Cathedral Ceiling & Majestic Mont Blanc Views, Located Close to Geneva

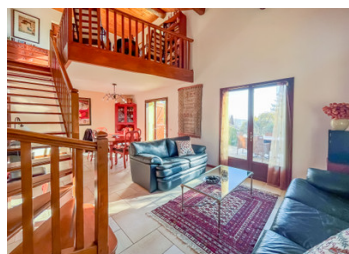


## INFORMATION

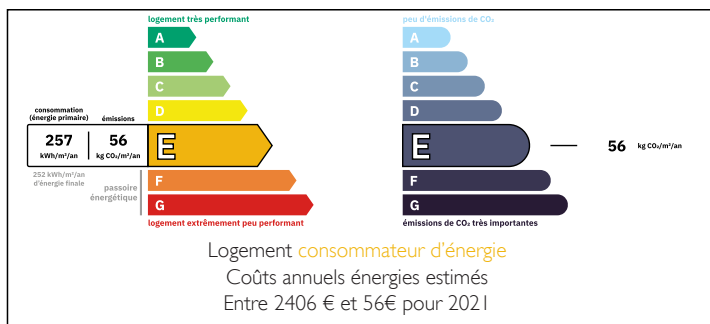
Town:	Gex
Department:	Ain
Bed:	4
Bath:	2
Floor:	140.75 m2
Plot Size:	1400 m2

## IN BRIEF

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 property is also less than 20 minutes to the closest ski slopes. In addition to the 140 sqm of living space, you will find a spacious basement and garage which add approximately 90 sqm in space.



## ENERGY - DPE



Lower Ground Floor:  
Laundry and boiler/storage room (40m<sup>2</sup>)  
Two-car garage with additional room for storage (50 m<sup>2</sup>)  
Ground Floor:  
Large Covered-Terrace  
Entrance Hall (6.6 m<sup>2</sup>)  
Kitchen (13 m<sup>2</sup>)

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

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, picturesque street. With breathtaking, uninterrupted views of Mont Blanc and the majestic Alps, the property is also less than 20 minutes from the closest ski slopes— making this home ideal for those who are searching for a home that is close to outdoor activities and the city.

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