



For Sale: Exceptional 4-Room (T4) Duplex – Lakefront in a Historic Residence – Excenevex

Price : 599 000 €

Reference 87281930

Excenevex

Apartment

Habitable Area 87.8 m²

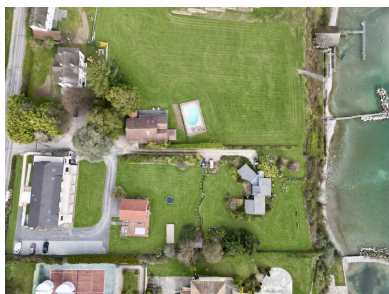
DPE Energy Rating C

Gas Rating A

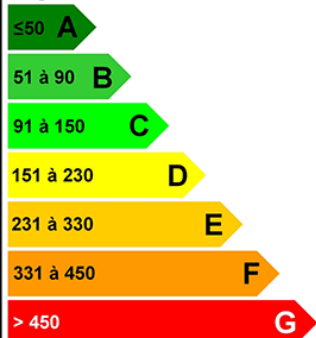
Description

Step into the charm and elegance of this magnificent 88.5 m² duplex, born from the renovation of the last gold-leaf beating factory ("Batteur d'Or") in France. Set within an intimate residence of just 6 apartments, this uniquely characterful property

offers high-end finishes, breathtaking views over Lake Geneva, and direct access to the shore. Ideal as a prestigious primary residence, an exceptional pied-à-terre, or a heritage investment. **LIVING SPACE & BEDROOMS** Designed like a house with its own private entrance, this light-filled duplex opens onto a superb living area. The open-plan kitchen, modern in design, is fully equipped (quality appliances, ceramic worktop) and flows naturally out to the exterior. On the sleeping side, the apartment offers rare comfort: 3 bedrooms, each with its own private shower room (finished with care and fitted with Hansgrohe taps), plus 2 separate WCs. **THE OUTDOOR SPACES** Oriented toward nature and the water, this property offers exceptional outdoor areas: A 20 m² terrace with panoramic views over the lake. A vast 68 m² lakeside garden, a true haven of peace for relaxing by the water. A second, more intimate 12 m² garden, adjoining the ground-floor bedroom. **THE EXTRAS** To complete this prestigious property, the apartment is sold with: Two private parking spaces. A cellar. The building is nestled within a secure residential area, with access to the private lane protected by a gate at the entrance. **The Ultimate Privilege:** In addition to direct, private access to the lake, future residents will benefit from priority access to secure a mooring ring on the pontoon at the foot of the residence. This rare privilege offers the possibility of mooring your boat right in front of your home. Don't miss this rare opportunity to own a piece of history in an idyllic setting. Curious to discover this unique lifestyle in Excenevex? Contact us today to arrange a viewing.



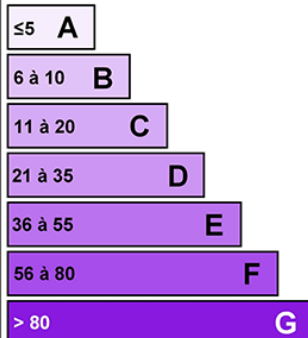
Logement économe



Logement énergivore

DPE/Energy consumption:

Faible émission de GES



Forte émission de GES

GES/Greenhouse gas emission:

139KWhEp/m2.an**5KgégCO2/m2.an**

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