



For Sale: Magnificent 4-Room (T4) Penthouse at the “Batteur d’Or” Residence – Excenevex

Price : 679 000 €

Reference 87282030

Excenevex

Apartment

Habitable Area 96.5 m²

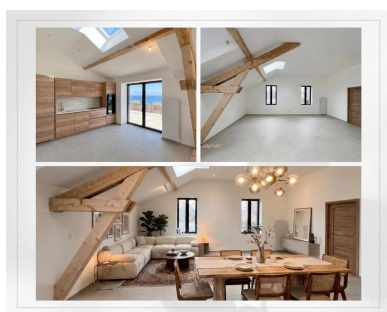
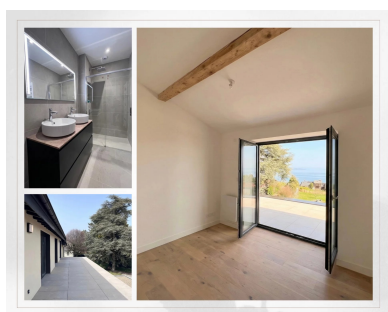
DPE Energy Rating C

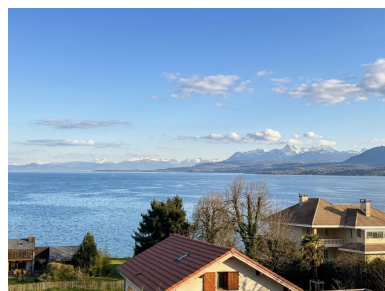
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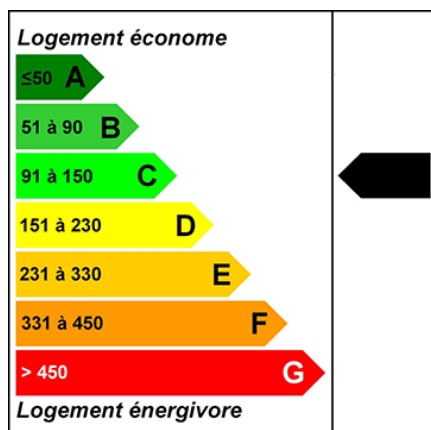
Description

Reimagine lakeside living. Nestled within the history-steeped walls of the former Batteur d'Or gold-leaf manufactory, this 96.5 m² property stands as a true collector's piece of real estate. Crowning the site on the top and final floor, this penthouse offers

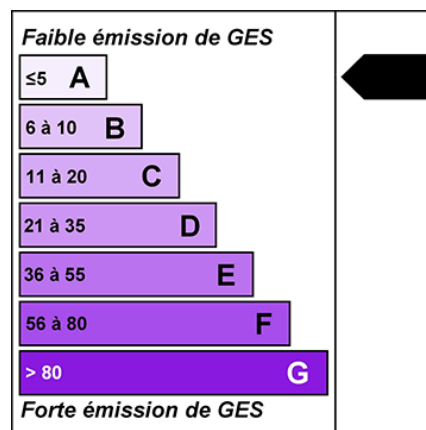
an intimate, exclusive setting within a small residence of just six units. Here, echoes of an industrial past blend subtly with the codes of contemporary luxury to create an atmosphere that is truly one of a kind. **Sculptural Volumes and Historic Character** From the entrance, the space reveals itself through soaring volumes and an exposed original timber frame that give the place an authentic soul. The living room, the true beating heart of the apartment, enjoys constant natural light. From artisanal finishes to noble materials, every element has been designed to elevate this prestigious, timeless setting. **An Immersive Panorama: Lake Geneva and the Dent d'Oche** Extending from the living room, a vast private terrace of 28.5 m² opens onto a breathtaking panorama. Facing Lake Geneva and the majestic silhouette of the Dent d'Oche, this outdoor space becomes a sanctuary of serenity, ideal for watching the changing light play across the water and peaks. A "wide-angle" visual experience that gives the sensation of looking straight down over the shoreline. **Picture It: A Day at the Bateur d'Or** Imagine waking up here: the sun rising over the peaks, bathing your master suite in golden light. After a coffee facing the silver mirror of the lake, spend a day drifting along the water. Thanks to direct shore access, move from your terrace to a swim or a boat trip in just moments. As the day winds down and you return to your cocoon, your 45 m² living room becomes the stage for suspended moments; you welcome loved ones into a setting steeped in history, as the reflections of the sunset join you at the table. This is a way of life where every hour is a privilege. **Superior Finishes** **Sleeping Quarters:** Three spacious bedrooms, including an exceptional master suite with its own shower room and direct terrace access. **Kitchen:** A modern entertaining space, fully equipped with quality materials and a ceramic worktop. **Details & Finishes:** High-end shower rooms fitted with Hansgrohe fixtures, combining design and durability. **Peace of Mind:** 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. **In Summary** **Surface Area:** 96.5 m² (4-Room / T4) – Top floor (no elevator). **Outdoor Space:** Nearly 30 m² of terraces suspended between sky and lake. **Extras:** Cellar and two private parking spaces. **Location:** A serene, historic setting in Excenevex, protected from any new construction by the French coastal law ("loi littoral"). **Heritage:** Gold-leafed façades, in the same tradition as the Statue of Liberty or the dome of Les Invalides. **A Rare Heritage Opportunity** More than just an apartment, this penthouse is a haven of authenticity. Its direct lake access and exclusive setting make it a premier real estate investment in Excenevex. Let yourself be won over by this lifestyle where luxury meets history. Contact us for a private viewing of this exceptional property.







DPE/Energy consumption:
105KWhEp/m2.an



GES/Greenhouse gas emission:
4KgEqCO2/m2.an

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