



For Sale: Magnificent 5-Room (T5) Penthouse at the “Batteur d’Or” Residence – Excenevex

Price : 799 000 €

Reference 87282017

Excenevex

Apartment

Habitable Area 113.4 m²

DPE Energy Rating C

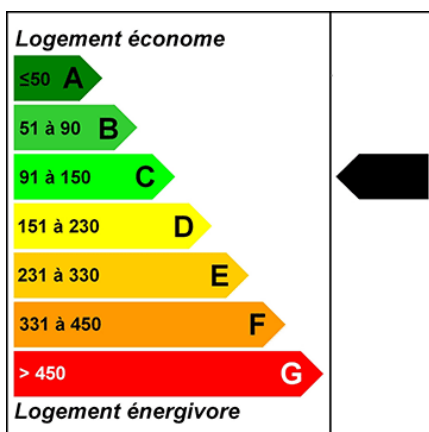
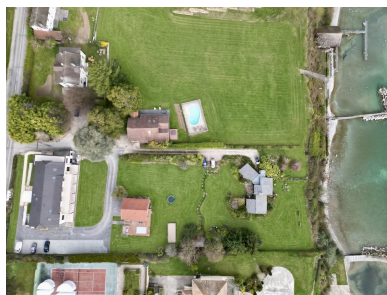
Gas Rating A

Description

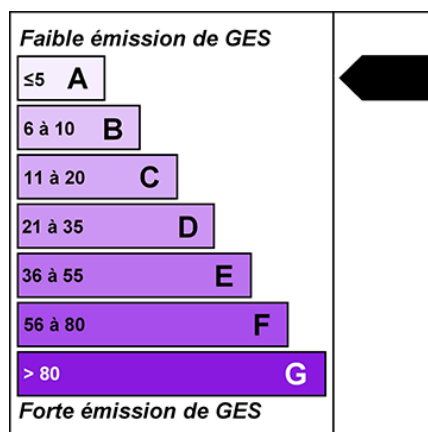
Experience the extraordinary within the last gold-leaf beating manufactory in France. This masterful 113.4 m² penthouse is not merely an apartment: it is a private belvedere set on the top and final floor of an exclusive residence of just six units. Here,

industrial history meets contemporary luxury in perfect harmony. As a vibrant tribute to its prestigious past, the residence's original façades are adorned with genuine gold leaf, catching every ray of sunlight to shimmer brilliantly on the lakeshore. An Architecture of Volume and Light Cross the threshold and the magic begins. Beneath monumental ceiling heights, the original beams tell the story of the building's soul, framing a 46 m² living room bathed in light. Roof windows sculpt the natural daylight, creating an airy, prestigious volume where every detail breathes elegance. The "Waterfront" Illusion The living room opens onto a majestic 28.5 m² terrace. The view over Lake Geneva and the Dent d'Oche is not only breathtaking but immersive: the incline creates that rare, striking sensation of plunging straight into the blue of the lake. A living painting of which you are the sole spectator. A Solar Symphony: From Sunrise to Sunset Designed to capture every play of light, this property features two terraces with complementary orientations that mark the rhythm of your day: Dawn by the Lake: Begin your day on the 28.5 m² terrace, savoring a coffee in the gentle morning air. Facing the silvery reflections of the awakening water, this suspended moment offers unparalleled serenity. The Private Sunset: A second terrace of 32.1 m², facing due west, becomes your sanctuary for evenings bathed in the gold of the setting sun, in total privacy. Refinement and Superior Finishes Sleeping Quarters: Four spacious bedrooms, including a master suite with private shower room, lake view, and direct terrace access. Kitchen: Modern and fully equipped with quality appliances and a ceramic worktop. Finishes: High-end shower rooms with recessed Hansgrohe fittings. 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: 113.4 m² (5-Room / T5) – Top floor (no elevator). Outdoor Space: Over 60 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. An unrivaled heritage investment, a collector's address. Don't miss the opportunity to own one of the two jewels of the "Batteur d'Or" residence. Contact us for a private viewing.





DPE/Energy consumption:
107KWhEp/m2.an



GES/Greenhouse gas emission:
4KgégCO2/m2.an

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