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BALMA, ARCHITECT-DESIGNED HOUSE OF APPROX. 270M<sup>2</sup> WITH GARDEN AND SWIMMING POOL

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SELLING PRICE : 1 340 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

Situated in a sought-after area of Balma, large architect-designed house of around 270m<sup>2</sup> built in the 1980s with a garden of around 1600m<sup>2</sup>, swimming pool and pool house.

The house boasts a large living room opening onto a covered patio with high ceilings, a dining room opening onto the terrace, a separate kitchen, a bedroom with dressing room and bathroom and a study. Upstairs, four large bedrooms and two bathrooms.

In the basement, a large cellar, a closed garage and a study.

Surrounding the house is a large garden with trees and a swimming pool, a summer kitchen and several parking spaces.

Close to the centre of Balma and 10 minutes from the Gramont metro station, this property enjoys a quiet, unspoilt setting.

## CARACTÉRISTIQUES

|                      |                      |                     |        |                              |                    |
|----------------------|----------------------|---------------------|--------|------------------------------|--------------------|
| Accommodation type : | House / Loft         | Fees :              | -      | Living area :                | 267 m <sup>2</sup> |
| Land area (m2) :     | 1,600 m <sup>2</sup> | room number :       | 9      | Bedrooms :                   | 6                  |
| Expenses :           | -                    | Balcony Surface :   | -      | Lift :                       | No                 |
| Swimming pool :      | Yes                  | Energy assessment : | C      | Gaz consumption assessment : | C                  |
| Number of lots :     | -                    | Fees chargeable :   | Seller | Terms tenant loads :         | -                  |

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