

VÉSEN AZ



Superb new apartment in the heart of
Vésenaz

CHF 2'990'000.-

Parking place(s) included



4



2



~170 m²

n° ref. **044736**



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SITUATION AND DESCRIPTION

In the heart of Vézenaz, this handsome, contemporary high-end building houses 9 apartments. Its location offers residents a green, unoverlooked setting, while being in the immediate vicinity of all amenities and public transport.

The very spacious apartment we're offering features a 170 m² PPE surface and a large 26 m² terrace. It comprises an entrance hall, a spacious living room opening onto the terrace, a kitchen opening onto the dining area, a multi-purpose space that could be converted into an office, laundry room or storeroom, two bedrooms, one with a dressing room, a bathroom/WC, a shower room and a guest toilet.

A cellar, a wine cellar and a double box complete the ensemble.

SURFACES

Living area	~ 170 m ²
Weighted Surface	~ 186.5 m ²
Balcony Surface	~ 7 m ²
Terrace surface	~ 26 m ²

CARACTERISTICS

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	3
Number of balcony	1
Number of terraces	1
Location floor	Ground floor
Service costs	CHF 196.-/month
Costs	CHF 966.-/month

DISTRIBUTION**Ground floor**

- Generous, bright spaces
- 170 m2 and a 26 m2 terrace
- Beautiful living room and open kitchen
- 2 bedrooms
- 2 full bathrooms guest WC

Basements

- Double box
- Wine cellar
- Wine cellar



LOCATION

Ideal location in the heart of Vézenaz

INFORMATION

Number of floors above ground	4
Year of construction	2024
Basements	2
Heating installation	Floor
Domestic water heating system	Heat pump, Solar
Heating system	Heat pump, Solar, Free cooling
Heating cost	Individual (CHF 196.-/month)

NEIGHBOURHOOD

- Village
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Near a golf course
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Loggia
- Box

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Built-in closet
- Triple glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Photovoltaic panels
- Optic fiber
- Electric blind
- Videophone
- Electric garage door
- Home automation

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South

FINANCIAL DATA**Price**

CHF 2'990'000.-

Availability

immediately

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- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- With an open outlook
- Lake

STYLE

- Modern

STANDARD

- HPE (High Performance Energy)

MISCELLANEOUS

- With half-time caretaker job









