

VANDOEUVRES



Beautiful duplex with private garden in the heart of Vandoeuvres

CHF 7'500'000.-

Parking place(s) included



8

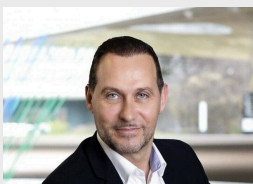


3



~400 m²

n° ref. **037993**



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SITUATION AND DESCRIPTION

Located in the heart of Vandoeuvres, this magnificent duplex enjoys a peaceful, leafy setting, with a living area of over 400 sq.m.

Its unique charm, finishes and brightness make it a rare property on the market.

Divided over two floors, the first floor offers a spacious entrance hall, a large living room with its enfilade cinema room, a fully equipped kitchen with a generous dining room, a multi-purpose room, a full shower room, a wine cellar and a laundry room.

The upper floor is entirely dedicated to the night space. It features a master bedroom with en suite bathroom, large dressing room and balcony, as well as two further bedrooms, each with its own bathroom and dressing room. A shared office completes this level.

The complex is enhanced by a private elevator serving all levels, a beautifully landscaped 800 m² garden with a vast terrace, three indoor parking spaces and several visitor spaces; all within a secure, luxury residence with indoor swimming pool.

Come and visit this duplex without delay, which offers all the comfort and space of a real home

SURFACES

Living area	~ 400 m ²
Surface of parcel	~ 1740 m ²
Garden surface	~ 800 m ²

CHARACTERISTICS

Number of rooms	8
Number of bedrooms	3
Number of bathrooms	4
Number of toilets	4
Number of levels	2
Number of balcony	1
Number of terraces	1
Location floor	Ground floor/1st floor

DISTANCES

Public transports	300 m
Primary school	200 m
Stores	150 m
Restaurants	200 m

DISTRIBUTION**Ground floor**

- A vast entrance hall
- A large living room with its adjoining cinema room of over 80 m²
- A fully equipped kitchen with island
- A generous dining room
- A multi-purpose room
- A complete shower room
- A wine cellar
- A laundry room

1st floor

- One master bedroom with en-suite bathroom, large dressing room and access to balcony
- Two bedrooms, each with dressing room and en-suite bathroom
- One shared study



LOCATION

The residence is ideally located in the heart of the prestigious commune of Vandoeuvres, close to schools and all amenities

MUNICIPALITY

The commune of Vandoeuvres, located in the Geneva countryside, is renowned for its peaceful, leafy residential setting, offering a privileged environment for its residents.

OUTSIDE CONVENIENCES

- A magnificently wooded garden
- A vast terrace

REMARKS

- The condominium benefits from a shared indoor swimming pool and several visitor parking spaces

INFORMATION

Year of construction	1999
Year of restoration	2013
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Park
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Horse riding area
- Sports centre
- Near a golf course

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Quiet
- Greenery
- Fence
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Visitor parking space(s)
- Eat-in-kitchen
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- Common pool
- Home cinema
- Recreationroom
- Built-in closet
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Private laundry
- Shower
- Bath
- Electric blind
- Interphone
- Electric gate

CONDITION

- Good

FINANCIAL DATA**Price**

CHF 7'500'000.-

Availability

To be discussed

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ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- With an open outlook
- Rural



