

MIES



Sumptuous waterfront mansion

Price upon request



30



9



1500 m²

n° ref. **19171**



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SITUATION AND DESCRIPTION

Located on the front line of the lake on a magnificent plot of over three hectares, this luxurious master property offers a unique and idyllic location at the entrance to Geneva. Built in the 19th century, this sumptuous property was renovated between 2016 and 2017 using noble and refined materials. It offers a total living area of around 1,000 m², with top-of-the-range features to meet the most demanding requirements. Its amenities include an outdoor swimming pool, tennis court and elevator serving several levels of the building.

The reception rooms, adorned with moldings and covered with solid parquet flooring, are generous in size and provide the whole property with beautiful volumes. Most of them face the lake, guaranteeing breathtaking views. The main house currently offers 5 bedrooms, including a first floor entirely dedicated to the master bedroom with two large dressing rooms,

a magnificent bathroom, an office area and a room dedicated to sports equipment.

The 2nd floor includes four beautiful en suite bedrooms. The top floor and basement will be dedicated to various spaces offering all the comforts of a luxury home (home cinema, bar/lounge, several kitchenettes, storage spaces). The vast majority of rooms offer a view of the lake.

All rooms are equipped with a CRESTON system for managing music and audio-visual services.

The exterior features several terraces from which you can admire this privileged panorama, and direct access to the lakeside where there is a private harbor that can accommodate several boats, a pontoon and a private beach are also available. You'll also have plenty of time to relax in the heart of a magnificent

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park planted with century-old trees and entirely fenced off from view, offering unrivalled privacy.

A detached janitor's cottage, a two-bedroom apartment, a studio and a detached guest house complete the property.

Fans of fine mechanical engineering will be able to park several vehicles in enclosed garages.

This unique property offers absolute peace and quiet thanks to its very high security system to provide an unrivalled living environment.

Located at the gateway to Geneva, the property benefits from an ideal location thanks to access to useful amenities such as the train station, grocery store, bakery and pharmacy. Easy access to Geneva airport provides flexibility for frequent travelers. Private schools such as Collège du Léman in Versoix, La Chataigneraie in Founex and the Webster University in Bellevue are all within easy reach.

As soon as you arrive, you'll be charmed and amazed by the place. The key word is "Coup de coeur".

SURFACES

Living area	1500 m ²
Surface of parcel	31398 m ²
Volume	7731 cbm

CHARACTERISTICS

Number of flats	5
Number of rooms	30
Number of bedrooms	9
Number of bathrooms	10
Year of construction	1877
Year of restoration	2017
Heating system	Fuel oil
Heating installation	Radiator

ANNEXES

- A caretaker's house
- A barn offering 4 garages on the ground floor and two apartments on the 1st floor
- A guest house

DISTANCES

Public transports	359 m
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DISTRIBUTION**Ground floor**

- A majestic entrance hall
- A cloakroom with guest WC
- A living room with fireplace and library
- A reception room with fireplace and access to the west terrace
- An official dining room with access to the south terrace
- A fully equipped kitchen
- An extra kitchen
- A veranda used as a dining room
- Elevator serving from the basement to the 2nd floor

1st floor

- A spacious upstairs hall with access to a balcony on the north side
- A master bedroom suite with balcony and lake view, a fireplace, a bathroom/shower/WC and two dressing rooms
- An office/living room
- A gym
- An office with kitchenette

2nd floor

- 4 en-suite bedrooms each with a bathroom/shower/WC and dressing room, one of which has an additional living room

3rd floor

- A cinema room/games room with glass ceiling
- A kitchenette
- A toilet
- Several storage spaces

Basements

- A space dedicated to staff with independent entrance, equipped with a laundry room, a kitchenette and several storage spaces
- A wine cellar
- A technical piece related to the computer of the property
- A cold room
- A room dedicated to storage with independent entrance
- A bar/lounge with wc and shower
- A technical part linked to the boiler



OUTSIDE CONVENIENCES

- Lush 3-hectare park with multiple species
- Multiple paths
- Cure garden and two greenhouses
- A tennis court
- Exterior lighting
- Lighted Forest
- Automatic watering
- A tree house
- Swimming pool
- A pontoon
- A private port that can accommodate two boats
- A private beach
- Fully fenced and secure plot
- Electric gate
- A spacious entrance courtyard
- A stream

NEIGHBOURHOOD

- Village
- Green
- Lake
- Beach
- Harbour
- Marina
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Primary school
- Secondary school
- College / University
- International schools
- Sports centre
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Waterfront
- Annex
- Gardenhouse
- Garage
- Swimming pool
- Tennis court

- Boat moor

INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Storeroom
- Fitness room
- Home cinema
- Recreationroom
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Bath
- Shower
- Alarm
- Interphone
- Code door
- Videophone
- Oversee camera
- Security guard
- Electric gate
- Outdoor lighting
- Home automation

FINANCIAL DATA**Price****Availability****Price upon request**

To be discussed

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FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- As new

ORIENTATION

- North
- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- River
- Garden
- Mountains
- Alps

STYLE

- Classic















