

# GENTHOD



UNIQUE | Sumptuous waterfront property

## Price upon request

Annexe included



17



6



~1772 m<sup>2</sup>

n° ref. **039391**



**Switzerland | Sotheby's International Realty**  
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**SURFACES**

Living area	~ 1772 m <sup>2</sup>
Surface of parcel	~ 5980 m <sup>2</sup>

**CHARACTERISTICS**

Number of flats	3
Number of floors above ground	3
Number of rooms	17
Number of bedrooms	6
Number of bathrooms	6
Year of construction	2011
Year of restoration	2024
Second home	Non authorized
Basements	1
Annexe (Studio)	included
Parking places	Yes, obligatory

**ANNEXES**

- Guest parking
- 140 m2 guest loft with terrace
- Historic building on the lake shore "Les Tourelles" that can be converted into an annex for guests or staff
- Enclosed garage

**DISTANCES**

Station	400 m
Public transports	400 m
Primary school	850 m
Stores	1600 m
Post office	900 m
Bank	1100 m
Restaurants	700 m

**DISTRIBUTION****Ground floor**

- Entrance hall
- Dressing room
- Guest toilet
- Living room
- Dining room

- Kitchen
- Living room
- Terrace

**1st floor**

- Mezzanine living room
- 2 Bedrooms en suite with dressing room, toilet and bathroom
- Hallway with large dressing rooms
- Master bedroom with dressing room, bathroom and toilet

**Basements**

- Studio
- Show Room
- Garage
- Hall with storage room
- Conference room now converted to office
- Screening room now converted to conference room
- SPA area with indoor pool, steam room, sauna, massage/fitness, shower room & toilets.
- 2 Swimming pool rooms - Boiler room - Electrical room





## LOCATION

This magnificent waterfront property is ideally located close to all amenities

## MUNICIPALITY

Genthod is a charming town in the canton of Geneva, offering a peaceful living environment on the shores of Lake Geneva.

Renowned for its verdant surroundings and beautiful villas, Genthod attracts many residents in search of tranquility and quality of life

## OUTSIDE CONVENIENCES

- Balconies
- Terraces
- Beautifully landscaped garden
- Swimming pool



**NEIGHBOURHOOD**

- Park
- Green
- Lake
- Restaurant(s)
- Railway station
- Highway entrance/exit
- Primary school
- International schools
- Sports centre
- Tennis centre
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Waterfront
- Annex
- Parking
- Garage
- Swimming pool

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Workshop
- Sauna

- Hammam
- Fitness room
- Swimming pool
- Spa
- Recreationroom
- Built-in closet
- Connected thermostat
- Fireplace
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Connections for washing tower
- Shower
- Bath
- Electric blind
- Alarm
- Videophone
- Ventilation
- Outdoor lighting
- Home automation

**CONDITION**

- As new

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal

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

To be discussed

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- All day

## **VIEW**

- Nice view
- Clear
- Unobstructed
- Panoramic
- Lake
- Garden
- Mountains
- Alps

## **STYLE**

- Modern





























