

ANIÈRES

EXCLUSIVE OFFER

OFF-MARKET

Villa with lake view and country setting

CHF 3'690'000.-

Parking place(s) included



6



3



~175 m²

n° ref. **037532d**



Switzerland | Sotheby's International Realty
Boulevard Georges-Favon 18, 1204 Genève

Charles Ducret

+41 79 715 25 28 - Fax +41 22 888 18 17
charles.ducret@swsir.ch

SITUATION AND DESCRIPTION

This magnificent villa, entirely renovated with care, combines charm and quality materials. Set on a 845 m² plot, it enjoys a rural setting with partial views of the lake and surrounding agricultural fields.

The 175 m² (285 m² usable) living space is spread over two levels, also including a vast finished basement.

On the first floor, an entrance hall leads to a spacious living room featuring marble flooring and top-of-the-range finishes. A bright, heated and air-conditioned veranda extends the living space. The closed, fully-equipped kitchen completes this level.

On the first floor, the villa features a master suite with balcony, study, bathroom and dressing room. A second bedroom benefits from a separate bathroom. There is the possibility of creating a third bedroom.

The finished basement includes a bedroom with its own bathroom, a living room and a games and sports room. A cellar and laundry room complete the space.

Externally, the villa benefits from a double garage and additional parking spaces. The garden unveils a view of the lake and adjacent fields, creating an ideal setting to enjoy the tranquility and sunset thanks to its due west exposure.

Don't miss the opportunity to discover this lovely villa. Come and visit it today and let yourself be seduced by its charm!

SURFACES

Living area	~ 175 m ²
Surface of parcel	~ 845 m ²
Underground surface	~ 93 m ²
Useful surface	~ 285 m ²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	3
Number of bathrooms	3
Year of construction	2005
Year of restoration	2022
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included
Parking places	Yes, obligatory

DISTANCES

Public transports	70 m
Nursery school	2500 m
Primary school	1750 m
Secondary school	5400 m
Stores	1500 m
Airport	10500 m
Restaurants	1750 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Guest toilet
- Living room (dining room and sitting room with fireplace)
- Relaxation room (now a TV and piano room)
- Veranda
- Separate, fully renovated kitchen

1st floor

- A master bedroom with bathroom, toilet, study and dressing room
- A second bedroom
- A separate bathroom with toilet
- Possibility of creating a third bedroom on this floor

Basements

- A laundry room
- A technical room
- A television room/office
- A bedroom
- A shower room with toilet
- A games and sports room

LOCATION

Located in Anières, this house enjoys a peaceful, serene environment. Anières offers an exceptional quality of life, ideal for families and those seeking a pleasant living environment. There's no shortage of amenities, with excellent schools, shops and services nearby. Public transport is easily accessible, guaranteeing optimal mobility throughout the region. Living here means enjoying the peace and quiet while being close to all the amenities you need for everyday life

NEIGHBOURHOOD

- Villa area
- Green
- Lake
- Restaurant(s)
- Bus stop
- Primary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Greenery
- Fence
- Parking
- Garage

INSIDE CONVENIENCES

- Guests lavatory
- Veranda
- CP-Shelter
- Recreationroom
- Built-in closet
- Air conditioning
- Mosquito screen
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Furnished kitchen
- Fitted kitchen

- Washing machine
- Dryer
- Shower
- Bath
- Electric blind
- Alarm
- Videophone
- Oversee camera
- Electric gate
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor
- Marble

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Rural
- Lake
- Garden

STYLE

- Modern

FINANCIAL DATA**Price**

CHF 3'690'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.