

AIRE-LA-VILLE

FAVORITE



A charming property in Aire-la-Ville

CHF 4'290'000.-

Parking place(s) included



12



5



~513 m²

n° ref. **16958**



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SITUATION AND DESCRIPTION

Ideally located in the center of the charming village of Aire-la-Ville, this rare residence on the market seduces with its timeless elegance and preserved atmosphere. Designed and entirely renovated by architects, it embodies a refined art of living where authenticity and modern comfort meet harmoniously.

With over 520 m² of total surface area, the house unfolds generous spaces bathed in light. Upon entering, the eye is drawn to the superb ceiling heights, exposed beams and large bay windows opening onto a verdant environment. The first floor features a vast hall, a luminous double living room, a conservatory under a glass roof, an elegant dining room with fireplace and a fully equipped kitchen opening onto the terrace.

A unique feature is the 11°C air-conditioned wine cellar, accessible via an automatic glass trapdoor built into

the kitchen floor.

An office-library with fireplace and a shower room complete this level.

Upstairs, an intimate living room precedes a sumptuous master suite with fireplace, dressing room and full bathroom. A second en suite bedroom and three additional bedrooms ensure optimal comfort for family and guests alike. The basement boasts a functional laundry room and two additional cellars, offering practical, well-organized spaces.

The exteriors reflect the same refinement. At the front, a charming garden featuring a fountain and herb garden creates a welcoming atmosphere.

At the rear, a romantic English garden opens onto two terraces ideal for relaxing and socializing. A covered carport for four vehicles and outdoor parking spaces

complete this idyllic living environment.

The location is ideal: three renowned restaurants are just a few steps away, Café Levant one minute, Café de Peney ten minutes and the prestigious Châteauvieux twenty minutes. Geneva is also within easy reach, with the international airport fifteen minutes away and the freeway accessible in just five minutes.

More than a house, this property is a true work of life, carefully thought out and maintained, combining charm, comfort and the art of entertaining in a privileged environment. A rare opportunity to be discovered without delay.

SURFACES

Living area	~ 513 m ²
Surface of parcel	~ 1300 m ²
Useful surface	~ 520 m ²

CARACTERISTICS

Number of floors above ground	2
Number of rooms	12
Number of bedrooms	5
Number of bathrooms	3
Number of terraces	3
Year of construction	1700
Year of restoration	2018
Heating system	Distance heating
Domestic water heating system	Distance heating
Heating installation	Floor
Outside parking place/s	4 included
Total nb. of parkings	4 included
Construction zone	4BP
Basements	1
Parking places	Yes, obligatory

DISTANCES

Station	1600 m
Public transports	100 m
Nursery school	600 m
Primary school	150 m
Secondary school	5400 m
Stores	3000 m
Airport	7250 m
Hospital	3400 m
Restaurants	500 m
Park / Green space	700 m

DISTRIBUTION

Ground floor

- A Beautiful entrance hall
- Visitors' toilets
- A vast double living room
- A fully equipped kitchen with dining area and access to patio patio

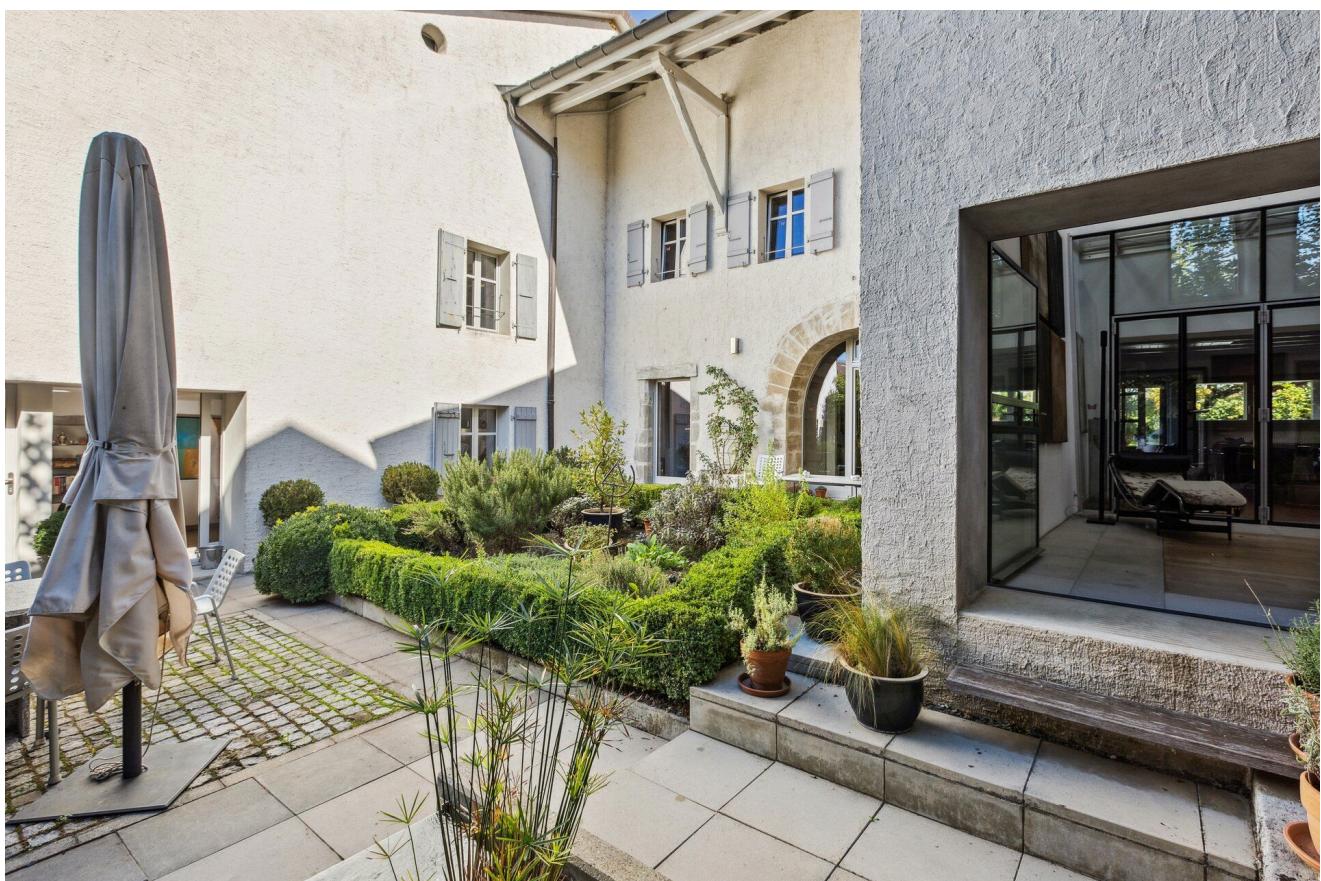
- A large dining room with fireplace
- A library/study with fireplaceA shower room with toilet

1st floor

- A small living room
- Plenty of storage
- An en suite bedroom with fireplace, dressing room and full bathroom
- A large en-suite bedroom with fireplaceTwo large bedroomsTwo large en-suite rooms currently set up as an office with sitting room that can double as additional bedroomsAn attic (access via trapdoor)

Basements

- Cellars
- Buanderie/Chaufferie



OUTSIDE CONVENIENCES

- **Cosy reception garden** with fountain and herb garden
- **English garden** to rear, enhanced by two terraces ideal for entertaining
- Covered carport for **4 vehicles** and outdoor parking spaces
- Two large outdoor cellars, laundry and technical rooms in basement

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Playground
- Primary school
- Horse riding area
- Bike trail

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Carport

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Wine cellar
- Garret
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- Exposed beams

- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Garden

STYLE

- Atypical house
- Character house

FINANCIAL DATA

Price

CHF 4'290'000.-

Availability

To be discussed

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