

# BELLEVUE



CHARMING PROPERTY ON VAST WOODED  
AND LANDSCAPED GROUNDS

**CHF 2'650'000.-**

Parking place(s) included



6



3



~180 m<sup>2</sup>

n° ref. **044915**



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## SITUATION AND DESCRIPTION

### STYLE AND CHARM - MODERN COMFORT - BEAUTIFUL LAND FOR SPACE LOVERS

This beautiful 6-room property was built at the beginning of the 20th century. Built on a **vast plot of almost 4'090 m<sup>2</sup>**, you'll feel a real sense of **space** and **privacy** in a verdant environment.

Distributed over 3 above-ground levels and a full basement, the house has benefited from **beautiful modern renovations** in recent years, while retaining its character for its exterior wooden facades in particular.

With a living area of around 180 m<sup>2</sup>, it benefits from a **total surface area of around 250 m<sup>2</sup>**. The house offers 3 en-suite bedrooms, each with its own private shower room and storage space, not to mention several terraces on the garden level and a large

balcony on the 1st floor. The fully enclosed grounds offer an ideal environment for enjoying fine weather with family and friends, while also being beautifully wooded with shady spots during the summer months.

The outbuilding, which is fitted out with a summer lounge and storage space, is also a beautiful asset to enhance the garden.

A large covered area, now for wood, as well as numerous outdoor parking spaces complete the property.

The house is located on the lakeside commune of Bellevue, **in the heart of Geneva's Right Bank**. The commune's amenities are nearby, as are **Lombard Odier's new headquarters** and the luxury establishment of **La Réserve**.

## SURFACES

Living area	~ 180 m <sup>2</sup>
Surface of parcel	~ 4088 m <sup>2</sup>
Underground surface	~ 71 m <sup>2</sup>
Useful surface	~ 250 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	6
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	2
Number of balcony	1
Number of terraces	4
Year of construction	1922
Year of restoration	2023
Heating system	Fuel oil, Wood, Pellets
Domestic water heating system	Fuel oil
Heating installation	Radiator
Outside parking place/s	4 included
Total nb. of parkings	4 included

## ANNEXES

- A lovely garden outbuilding, benefiting from a summer lounge and ancillary storage
- A large canopy, now housing wood
- Many outdoor parking spaces

## DISTANCES

Station	1000 m
Public transports	290 m
Nursery school	2500 m
Primary school	1300 m
Secondary school	3300 m
Stores	1000 m
Airport	3400 m
Post office	1350 m
Bank	1250 m
Hospital	2350 m
Restaurants	450 m
Park / Green space	500 m

## DISTRIBUTION

### Ground floor

- An entrance hall with guest WC and plenty of storage
- A beautiful living room with its wood-burning stove, also acting as a cinema lounge
- A dining room opening onto the living room
- A beautiful fully-equipped kitchen opening onto the living room

### 1st floor

- A large master suite, with en-suite dressing room and en-suite bathroom with bath and shower - **Balcony access**
- A spacious bedroom with en-suite shower room - **Balcony access**
- A converted office area
- A separate WC

### Under the roof

- A beautiful bedroom, with its en suite shower room and dressing room, as well as a small attic space
- A versatile space that can be arranged as desired, with bespoke storage

### Basements

- A large cellar with plenty of storage
- A spacious laundry room
- A boiler room



## OUTSIDE CONVENIENCES

- A large, fully enclosed plot with lovely trees and summer shade
- Multiple terraces, one of which offers the **possibility of building a lovely veranda following the living room**
- A pleasant garden outbuilding

## NEIGHBOURHOOD

- Villa area
- Green
- Park
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Nursery
- Primary school
- Secondary school
- International schools
- Sports centre
- Public swimming pool

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Bench
- Greenery
- Fence
- Annex
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing

- Cellar
- Storeroom
- Workshop
- Home cinema
- Recreationroom
- Craft room
- Built-in closet
- Swedish stove
- Double glazing
- Bright/sunny
- With character

## EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Shower
- Bath
- Alarm
- Interphone
- Electric gate
- Outdoor lighting

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal

## FINANCIAL DATA

### Price

**CHF 2'650'000.-**

### Availability

To be discussed

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Beautiful fully-equipped kitchen opening onto the living room



The master suite with adjoining dressing room and access to the balcony



The master suite's bathroom, with bath and shower



A second en-suite bedroom with access to the balcony



The shower room adjoining the second suite



Attic space with large bedroom, dressing room and en-suite shower room



The en-suite shower room in the attic bedroom



Attic space can be converted as required



Attic space can be converted as required



Spacious garden with numerous terraces and greenery