

ONEX



7-room detached villa

CHF 2'980'000.-

Parking place(s) included



7



4



170 m²

n° ref. **20841**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In a verdant setting and protected from any nuisance, this villa is particularly well located.

Built in half-levels and offering lovely spaces, it is distributed on the first floor by an entrance hall, a walk-in shower room/WC with window and a bedroom. On the lower ground floor, opening onto the terrace and garden, a living room with fireplace, a dining room and a fitted kitchen opening onto a terrace.

On the first floor, 3 bedrooms with high ceilings all opening onto a balcony, an Italian-style shower room/WC with window.

The lower first floor is mainly laid out by two beautiful rooms and independent entrance, a dressing room, a laundry room, a cellar and a technical room.

A garage for two cars completes this property, as well as two cadastral outdoor parking spaces.

SURFACES

Living area	170 m ²
Surface of parcel	1144 m ²
Underground surface	65 m ²
Useful surface	235 m ²
Volume	830 cbm

- Independent access
- 1 dressing room
- 1 laundry room
- 1 cellar

CARACTERISTICS

Number of floors above ground	2
Number of rooms	7
Number of bedrooms	4
Number of bathrooms	2
Year of construction	1979
Year of restoration	2024
Second home	Non authorized
Outside parking place/s	2 included
Number of boxes	2 included
Total nb. of parkings	4 included
Construction zone	5
Basements	1
Parking places	Yes, obligatory

DISTRIBUTION**Lower ground floor**

- A living room with fireplace
- A dining room
- A eat-in kitchen

Ground floor

- One entrance
- One bedroom
- One walk-in shower room/WC

1st floor

- Three bedrooms opening onto a balcony
- A walk-in shower room/WC

Basements

- Two spacious multi-purpose rooms, natural light



LOCATION

Ideal location in a green and tranquil setting, yet close to buses, schools, shops and more

PUBLIC TRANSPORT

Bus line 21, direction Onex or Carouge

OUTSIDE CONVENIENCES

- A beautiful terrace with bioclimatic veranda on the living room side
- A second terrace accessible from the kitchen
- Beautiful garden planted with trees
- Direct access to the garden from the outside
- Garage for two cars

NEIGHBOURHOOD

- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Playground
- Nursery
- Primary school
- Secondary school
- Sports centre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Box

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Built-in closet

- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Shower
- WiFi
- Alarm

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- With an open outlook

FINANCIAL DATA**Price**

CHF 2'980'000.-

Availability

To be discussed

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