

COLOGNY



Contemporary villa with lake view

Price upon request

Parking place(s) included



12



5



~380 m²

n° ref. **039935**



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

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SITUATION AND DESCRIPTION

Built in 2003, this magnificent modern property is located in the prestigious commune of Cologny and sits on a flat plot of over 3,300 sq.m.

Enjoying panoramic views of the lake and the Jura, it also benefits from magnificent unobstructed views over the surrounding fields.

With a living area of almost 400 sq.m., the property boasts splendid light-filled living rooms. The first floor features an enclosed kitchen, a large dining room, a magnificent, bright living room and an office area. The first floor features a parent's suite with dressing room and en suite bathroom and three bedrooms all with en suite bathrooms and dressing rooms.

The basement features a staff bedroom with its own shower room, a fitness area, several storage rooms and technical rooms, as well as an office.

The exterior features a large double box, a pool-house with summer kitchen. A splendid 10x5m swimming pool and ideal privacy for family moments.

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SURFACES

Living area	~ 380 m ²
Surface of parcel	~ 3300 m ²
Useful surface	~ 590 m ²

Fitness room
Staff room
Technical rooms
Office
Many storage rooms

CHARACTERISTICS

Number of rooms	12
Number of bedrooms	5
Number of bathrooms	6
Year of construction	2003
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	2 included
Total nb. of parkings	4 included
Parking places	Yes, obligatory

DISTANCES

Public transports	80 m
Primary school	780 m
Stores	1790 m
Restaurants	560 m

DISTRIBUTION

Ground floor

Visitor toilet
Closed kitchen
Dining room
Living room
Office

1st floor

Three en suite bedrooms with dressing rooms
One en suite master bedroom with dressing room
Three bedrooms have access to a terrace with a view of the Lake

Basements

Laundry room



OUTSIDE CONVENIENCES

Pool-House
Pool
Box double

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NEIGHBOURHOOD

- Villa area
- Green
- Residential area
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Swimming pool
- Barbecue

INSIDE CONVENIENCES

- Visitor parking space(s)
- Eat-in-kitchen
- Guests lavatory
- Fireplace
- Double glazing
- Bright/sunny
- Skylights
- With front and rear view
- Natural light

EQUIPMENT

- Home automation

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Garden
- Fields
- Mountains
- Jura

STYLE

- Modern

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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