

# MIES



EXOTICA property with Mediterranean garden  
and poolhouse

**Price upon request**



5.5



4



350 m<sup>2</sup>

n° ref. **16724D**



**Switzerland | Sotheby's International Realty**  
Rue de Rive 26, 1260 Nyon

**Silvia Mueller**  
+41 79 962 98 40  
silvia.mueller@swsir.ch





## SITUATION AND DESCRIPTION

Charming commune of Terre-Sainte, between Geneva and Nyon, on the shores of Lake Geneva. With its shores, the Veytay estate and the Gouille Marion nature reserve, Mies offers a green and peaceful living environment. The train station and main roads provide excellent access, while local schools and shops make everyday life easier. A sought-after address for its quality of life and privileged location.

Ideally located in Mies, in a preserved residential area, this detached villa with Provencal charm offers exceptional features in absolute privacy, on a sunny 1'690 m<sup>2</sup> plot.

Designed in a contemporary, open-plan style, the property boasts a warm, friendly atmosphere, ideal for both intimate entertaining and large-scale receptions.

The dining room opens elegantly onto the living room and galleries. The latter, bathed in light thanks to its large bay window, enjoys a superb view of the garden. The centerpiece of the space, a spectacular central suspended fireplace, surrounded by a banquette, creates a unique setting, complemented by a bar equipped with a large refrigerator and a sink.

The night space has four bedrooms, modular to suit your desires. The property also houses a thalasso pavilion of rare beauty, with its emblematic tower. The result of meticulous, sophisticated work over several years, this wellness area, completed in 2020, is a veritable haven of relaxation.

Outdoors, the beautifully wooded garden is home to a vast swimming pool with staircase and automatic cover, dominated by a Jacuzzi that can accommodate more than 12 people. The terraces invite you to extend

your summer evenings in a refined atmosphere.

Two double garages, a storeroom for garage and garden materials, a cellar and a ventilated and humidified wine cellar complete this exceptional property.

Secured by a fence, videophones and an alarm system linked to a local response service, the property combines comfort and serenity.

Concerned with energy efficiency, the owner has equipped the house with a high-performance heat pump and 52 photovoltaic panels, guaranteeing a significant reduction in energy costs. He has also had a duct installed linking the pool-house technical room to the villa, enabling the heat pump to be used to heat the villa during the winter.

**SURFACES**

Living area	350 m <sup>2</sup>
Surface of parcel	1690 m <sup>2</sup>
Volume	2023 cbm

**CHARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Year of restoration	2020
Heating system	Heat pump, Electricity
Domestic water heating system	Heat pump, Electricity

**DISTANCES**

Public transports	430 m
Primary school	413 m
Restaurants	427 m

**DISTRIBUTION****Ground floor**

**Villa** distributed as follows:

Ground floor:

- Entrance hall
- Kitchen including wide pass-through to dining room
- Dining room
- Living room with open plan central fireplace equipped with "Dolby Surround" sound system and bar
- Master suite with dressing room, solid walnut wardrobes, en-suite bathroom and access to terrace
- Bedroom with dressing room, solid walnut wardrobes and access to terrace

**Pool-house** "Les Hublots" with thalasso distributed as follows:

Ground floor:

- Summer lounge
- Winter garden with kitchen with pizza oven/bread oven/fireplace and dining area
- Indoor and outdoor shower
- Guest WC
- Cloakroom
- Technical room for heat pump and ventilation

**1st floor**

**Villa :**

1st level:

- Two bedrooms and bathroom
- On open gallery, a large office with large illuminated solid walnut bookcase, TV corner and "Dolby Surround" sound system

**Basements**

**Villa :**

Basement:

- Sauna area with solarium, shower and washbasin
- Separate WC with washbasin
- Sound system
- Laundry room
- Ventilated and humidified wine cellar
- Cellar

**Pool-house :**

Basement:

- Fitness, massage and relaxation area with view into the pool through a large porthole
- Thalasso with jacuzzi, hammam for 4-6 people with shower, washbasin and WC
- Tepidarium for 4-6 people with shower/waterfall and washbasin
- Technical room for pool and jacuzzi





## OUTSIDE CONVENIENCES

- Spacious 30 m<sup>2</sup> covered terrace with a fireplace with electric plancha
- Large garden beautifully planted with Provencal species and fully fenced
- Pool-house with thalasso
- Heat pump-heated pool
- Heat pump-heated jacuzzi
- A covered automatic gate
- Two double garages
- Deduction for garage and garden materials
- Automatic watering
- General garden lighting

## REMARKS

The pool house was completed in 2020 and the villa's roof was redone.

**NEIGHBOURHOOD**

- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- Primary school
- Secondary school
- College / University
- International schools

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Garage
- Swimming pool
- Jacuzzi

**INSIDE CONVENIENCES**

- Eat-in-kitchen
- Dressing
- Wintergarden
- Cellar
- Wine cellar
- Sauna
- Jacuzzi
- Hammam
- Built-in closet
- Fireplace

- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Bath
- Shower
- Photovoltaic panels
- Optic fiber
- Alarm
- Videophone
- Outdoor lighting

**FLOOR**

- Tiles

**CONDITION**

- Good
- In it's current state

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Garden

**FINANCIAL DATA****Price****Availability****Price upon request**

immediately

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## STYLE

- Mediterranean
- Character house



Jacuzzi









Groundfloor, part open plan







Ground floor bedroom



Bedroom on 1st floor





Covered Terrasse with Fireplace for barbeques or el. Plancha



Jacuzzi









Pool-house/Summer Livingroom and Wintergarden with kitchen visible in the background

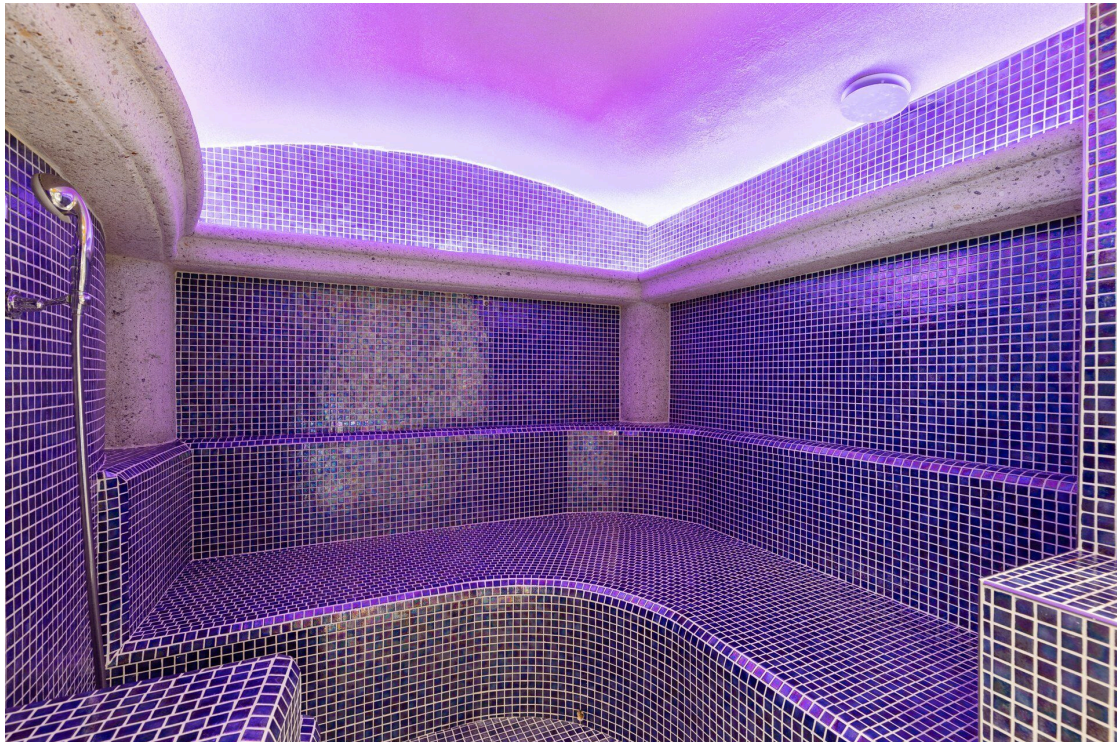






Tepidarium/Sauna





Hammam



Fitness, massage and relaxation area





Jacuzzi



Garden