

# FOUNEX



Charming detached villa in a privileged setting  
in Founex

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**CHF 2'530'000.-**

Parking place(s) included



5.5



4

n° ref. **045077**



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## SITUATION AND DESCRIPTION

Located in a particularly sought-after residential area of Founex, this elegant detached villa enjoys a verdant, peaceful and perfectly preserved environment. Set on a generous, flat plot, it offers a magnificent garden planted with trees, guaranteeing an intimate atmosphere and ideal outdoor space for families or nature lovers.

The house benefits from a very convenient location: bus stops accessible in just a few minutes, quick access to the freeway and immediate proximity to the village's schools, shops and sports facilities. The plot also offers **real potential for extension or redevelopment**, enabling the property to be adapted to different living projects.

### Ground floor

- Spacious reception hall with built-in storage
- Practical reduced storage

- Large, bright living room with dining area, benefiting from direct access to the southwest-facing terrace
- Fully equipped independent kitchen with family dining area
- Large laundry room with ample storage
- Technical room and additional storage area
- Shower room (walk-in shower, washbasin, WC)
- Independent workshop, ideal for a professional activity, studio or hobby room

### Floor

- Three comfortable bedrooms, one with access to a large balcony overlooking the garden
- Family bathroom with bath, double washbasin and WC
- Superb master suite comprising:
- double dressing room
- en-suite bathroom (bath, shower, washbasin, WC)

- direct access to a large terrace offering beautiful views of the garden and verdant surroundings[/list]

#### **Attic**

- Large multi-purpose room with parquet flooring, perfect as games room, TV room or relaxation area
- Additional attic bedroom, could also be used as office space or guest room

#### **Exteriors & features**

- Very nice flat garden, fully fenced and planted with mature trees
- Large terrace ideal for alfresco dining
- Carport several outdoor parking spaces
- Automatic gate
- Possibility of creating a swimming pool (subject to permissions)
- Lovingly maintained house, presenting good optimization possibilities

## SURFACES

Surface of parcel	1448 m <sup>2</sup>
Terrace surface	15 m <sup>2</sup>
Useful surface	240 m <sup>2</sup>
Volume	985 cbm

## CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	1968
Year of restoration	2013
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Inside parking place/s	3 included
Construction zone	Zone d'habitation de très faible densité
Parking places	Yes, obligatory

## DISTANCES

Public transports	250 m
Primary school	2234 m
Stores	1147 m
Restaurants	556 m



## LOCATION

Nestled on the highly sought-after **Côte vaudoise**, the commune of **Founex** offers a sought-after residential environment, combining **calm, greenery and proximity to Lake Geneva**. Just a few minutes from **Nyon** and **Genève**, it enjoys excellent accessibility thanks to public transport and motorway links, while retaining a village atmosphere. Schools, local shops, sports facilities and footpaths make it an ideal place to live for families and active people in search of quality of life, with an exceptional panorama of the lake and the Alps as a backdrop.

## NEIGHBOURHOOD

- Villa area
- Shops/Stores
- Bus station
- Bus stop
- Highway entrance/exit
- College / University
- International schools
- Tennis centre
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Carport
- Built on even grounds

## INSIDE CONVENIENCES

- Triple glazing
- Bright/sunny
- Traditional solid construction

## EQUIPMENT

- Shower
- Bath
- Interphone
- Electric gate

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good

## ORIENTATION

- East

## EXPOSURE

- Good
- Morning

## VIEW

- With an open outlook
- Garden

## STYLE

- Classic

## FINANCIAL DATA

### Price

**CHF 2'530'000.-**

### Availability

To be discussed

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