

# GENOLIER



Detached villa with lake view

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**CHF 3'100'000.-**

Parking place(s) included



12



6



~280 m<sup>2</sup>

n° ref.

**5779362\_041535**



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## SITUATION AND DESCRIPTION

### **Genolier - Detached villa with panoramic views of the lake and the Alps!**

On the heights of Genolier, in one of the most sought-after neighborhoods, this exceptional detached villa invites you to a harmonious art of living between nature, light and elegance.

Enclosed by greenery, sheltered from view and bathed in sunshine from morning to night, it overlooks the Lake Geneva plain and offers breathtaking views of Mont Blanc and Lake Geneva.

Completely renovated in 2018, the property combines the charm of a revisited old chalet with the modernity of a contemporary family villa. The chosen materials, natural tones and open volumes create an atmosphere that is both warm and refined.

The house unfolds over 315 m<sup>2</sup> of usable space, offering six bedrooms, spacious living areas and an organization perfectly thought out for a family.

On the lower first floor, a bright living room with Scandinavian stove, three bedrooms, a bathroom and a wellness area with sauna form an intimate floor, facing the terrace and garden. There is also access to a magnificent wine cellar from this level.

The upper ground floor, the heart of the house, seduces with its light-filled living room, elegant fireplace and semi-open kitchen conducive to conviviality. The dining room opens onto a balcony overlooking the landscape, while an office or second living room offers a quiet space, ideal for telecommuting.

The upper floor houses another night space: two children's bedrooms, a shower room, and a spectacular master suite with two dressing rooms and private bathroom. The whole exudes comfort and serenity.

Established on a wooded plot of 1'600 m<sup>2</sup>, the property benefits from a large garden and panoramic terrace, ideal for summer meals or end of the day facing the mountains.

Access is via a private courtyard that can accommodate several vehicles.

South-facing exposure guarantees optimal sunshine all year round. The calm, discretion and quality of its surroundings make this address a true family haven, rare in the local market.

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## SURFACES

Living area	~ 280 m <sup>2</sup>
Surface of parcel	~ 1600 m <sup>2</sup>
Balcony Surface	~ 30 m <sup>2</sup>
Garden surface	~ 890 m <sup>2</sup>
Terrace surface	~ 60 m <sup>2</sup>
Built surface	~ 133 m <sup>2</sup>
Useful surface	~ 316 m <sup>2</sup>
Volume	~ 1131 cbm

## CARACTERISTICS

Number of rooms	12
Number of bedrooms	6
Number of bathrooms	3
Number of toilets	4
Number of balcony	1
Year of construction	1989
Year of restoration	2018
Heating system	Electricity
Domestic water heating system	Electricity
Heating installation	Radiator
Second home	Authorized
Outside parking place/s	4 included
Total nb. of parkings	4 included

## DISTANCES

Public transports	281 m
Primary school	3058 m
Stores	2137 m
Restaurants	1213 m

## DISTRIBUTION

### Lower ground floor

- Bedroom
- Bathroom (whirlpool)/shower/double sink and WC (room equipped with speakers)
- Separate toilet with separate entrance
- Bedroom
- Spacious living room with stove, separate entrance, bespoke furniture/bookshelves and access to terrace and garden

- 2nd bedroom
- Laundry room with built-in wardrobes
- Magnificent wine cellar with access from outside
- Cellar with access from outside

### Upper ground floor

- Main entrance with built-in wardrobe
- Visitors' toilet
- Fully equipped semi-open kitchen
- Dining room with fireplace and access to balcony
- Living room with access to balcony
- 2 living room/office with access to covered terrace
- Balcony/terrace, part of which is covered

### 1st floor

- Large upstairs hall that can be used as a lounge/reading nook, with plenty of built-in wardrobes
- Bedroom with built-in wardrobes
- 2nd bedroom with built-in wardrobes
- Shower room/WC/double sink
- 3rd bedroom en suite with two dressing rooms and a bathroom/shower/double sink and WC (room equipped with speakers)
- Access to attic

### Under the roof

- Galetas accessible through trapdoor



## LOCATION

Genolier seduces with its authenticity and gentle way of life. Located just 10 minutes from Nyon, 25 minutes from Geneva and 30 minutes from Lausanne, the village enjoys remarkable accessibility thanks to its railroad line linking Nyon every 15 minutes.

It also offers all amenities: renowned schools, crèche, local shops, restaurants, renowned clinic and cultural activities. Surrounded by nature, it appeals to families wishing to combine quality of life with urban proximity.

## REMARKS

### **Some additional information:**

Work carried out between 2017 and 2018:  
Construction: renovated wooden chalet (facade colors: light gray wood/white fine render)

- Staircase with glass wall and integrated spotlights
- Solid oak floor
- Electric slat blinds
- Triple glazing with window-opening alarm
- Alarm for entire house with volumetric detector for floors 0 and 1
- New-generation, home-automation-connected radiators
- Solid parquet flooring
- Interior insulation
- Sonos speakers installed in ceiling (recessed) in wet rooms
- Custom built-in cabinets

## NEIGHBOURHOOD

- Villa area
- Green
- Railway station

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Storeroom
- Parking
- Sauna

## INSIDE CONVENIENCES

- Separated lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- Garret
- Fireplace
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Home automation

## FLOOR

- Parquet floor

## CONDITION

- Good

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- Lake
- Garden
- Fields
- Forest
- Mountains
- Alps

## FINANCIAL DATA

### Price

**CHF 3'100'000.-**

### Availability

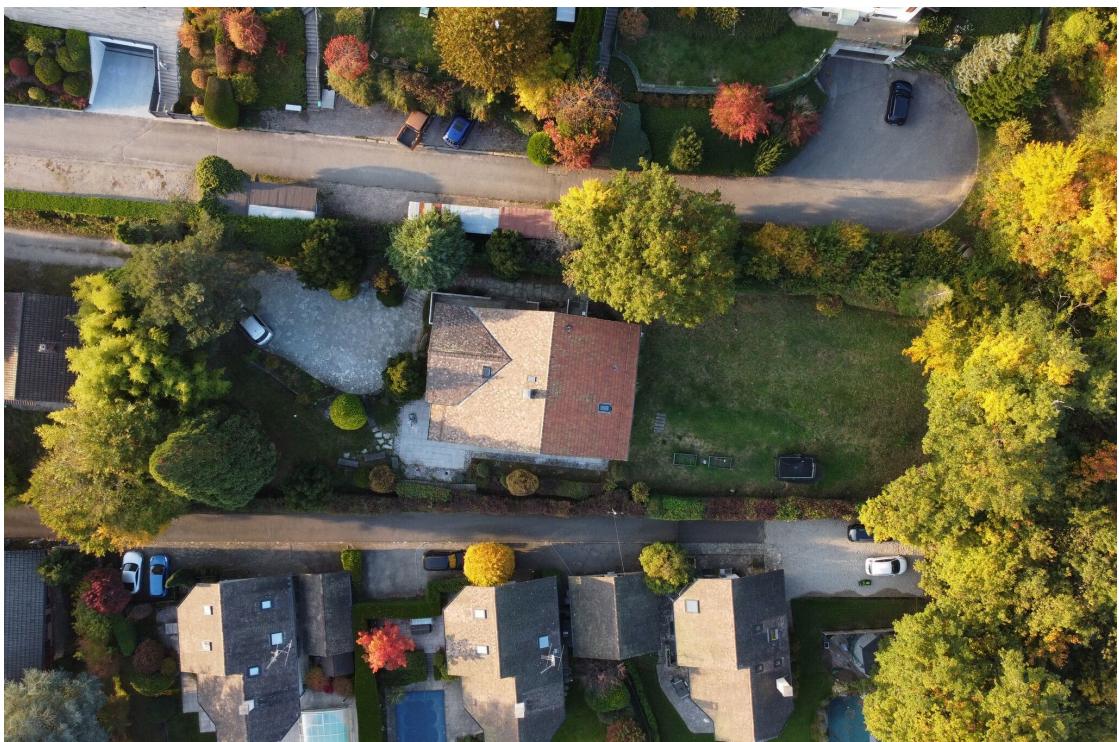
To be discussed

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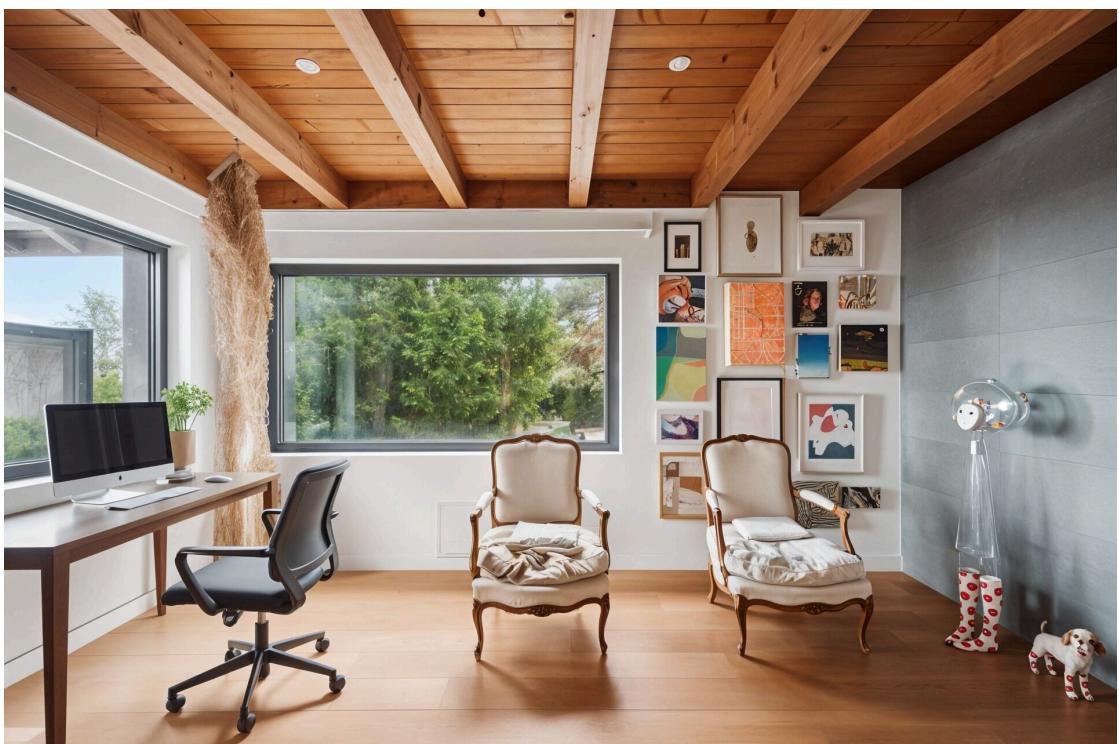
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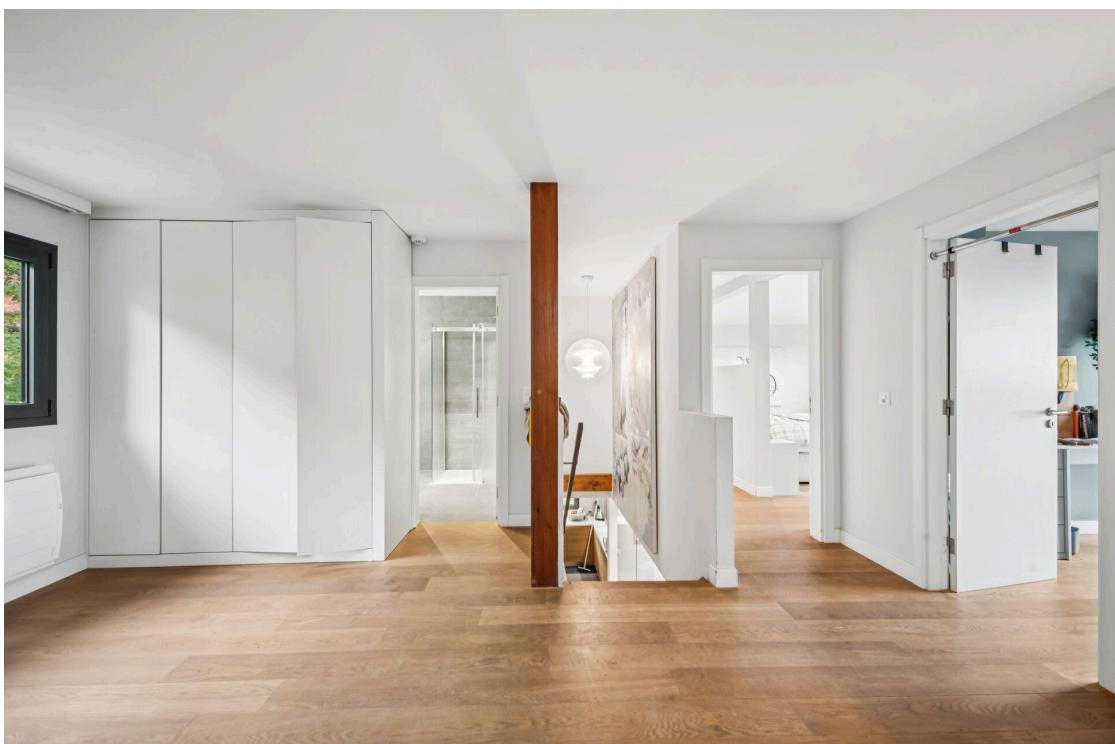
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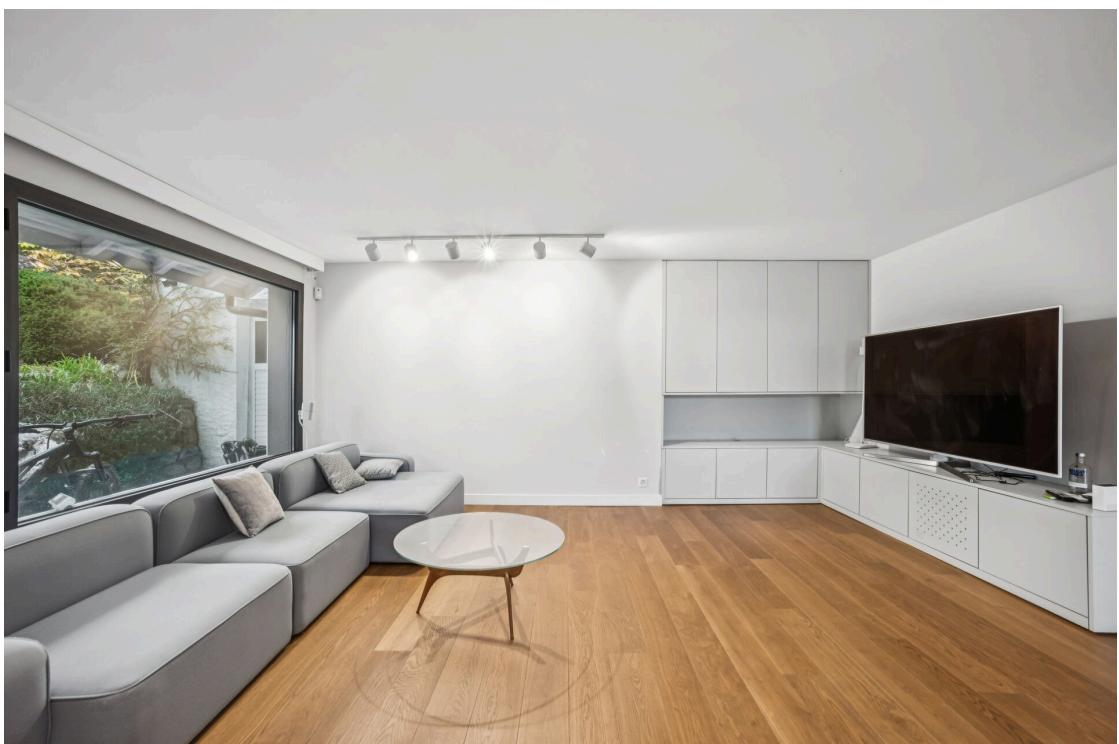




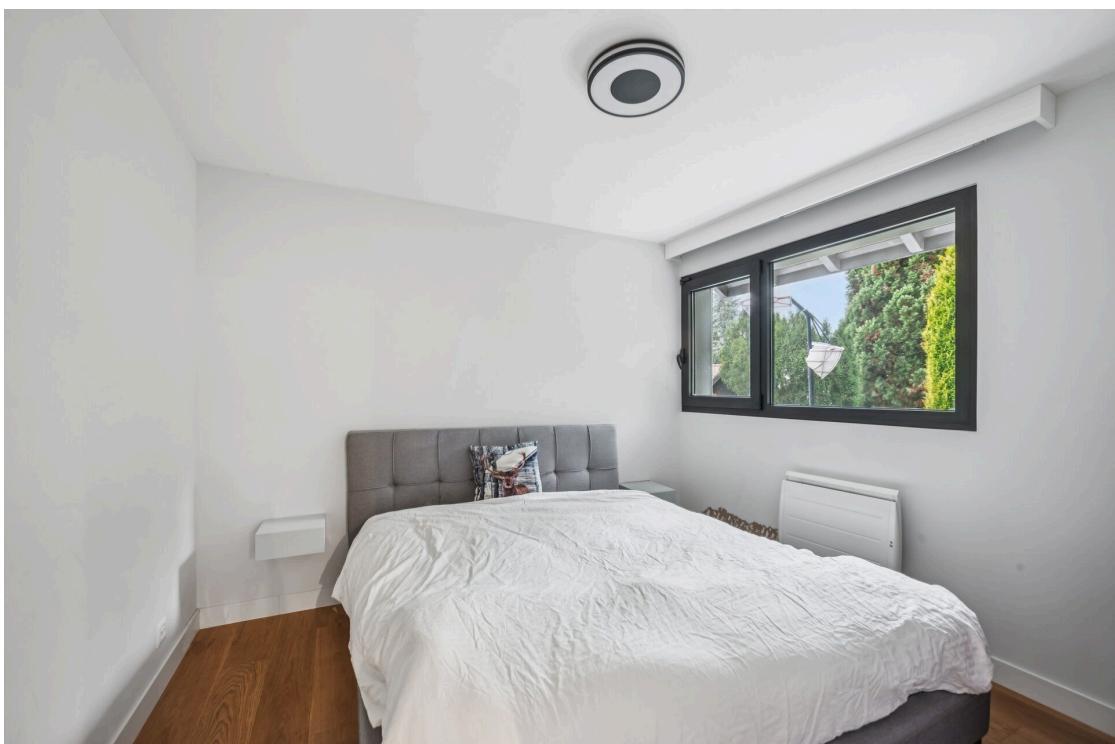
















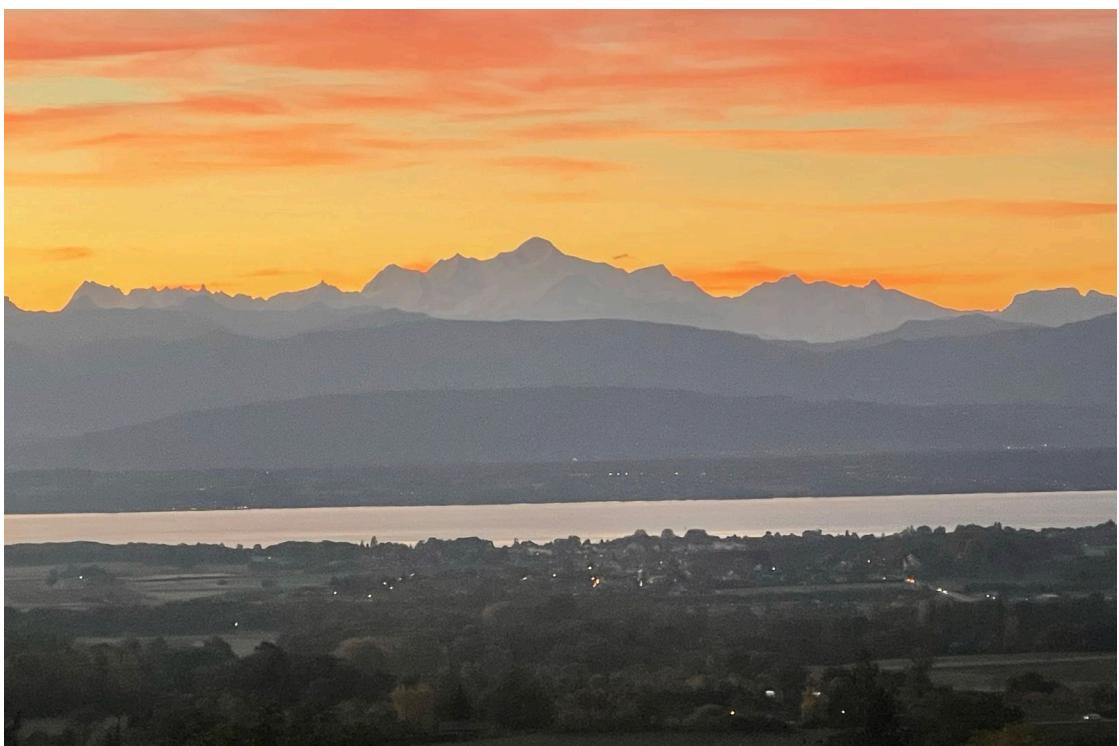


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**Tableau des surfaces maison Givrins**

Niveau	Pièce	surface habitable	surface utile
Rez inférieur	salon	27.20	
	bureau	13.20	
	chambre	9.30	
	chambre	9.75	
	chambre	13.30	
	couloir	13.30	
	WC	2.05	
	salle de bains		8.85
	sauna		4.10
	buanderie		9.70
<b>TOTAL NIVEAU</b>		<b>88.10</b>	<b>110.75</b>
Rez supérieur	salon 1	11.7	
	salon 2	53.75	
	cave à vin	4.05	
	circulation	11.2	
	cuisine	11.45	
	dressing	5.95	
	lavabo	1.9	
<b>TOTAL NIVEAU</b>		<b>100</b>	<b>100</b>
Etage	chambre parentale	23.8	
	sd bains	7.95	
	dressing 1	7.7	
	dressing 2	12.85	
	chambre 1	10.45	
	chambre 2	14.45	
	hall	20.75	
	sd douche	7.2	
<b>TOTAL NIVEAU</b>		<b>105.15</b>	<b>105.15</b>
<b>TOTAL GENERAL</b>		<b>293.25</b>	<b>315.90</b>