

FOUNEX



SUPERB RENOVATED SINGLE-FAMILY HOME IN
VILLA NEIGHBORHOOD

CHF 2'300'000.-

Parking place(s) included



6.5



5



226 m²

n° ref. **045712**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

IN CO EXCLUSIVITY AT SOTHEBY'S

This single-family home is set on a beautiful, large plot in a residential villa neighborhood particularly sought after for its calm and quality of life. The environment is composed exclusively of single-family homes, offering a peaceful, family atmosphere. The property enjoys a pleasant setting, ideal for comfortable daily living, while remaining close to the amenities and infrastructure of the Terre Sainte region.

FLOOR:

Living space:

- Spacious, bright living room
- Fitted kitchen open to the living space
- Direct access to a heated veranda

- Veranda used as an extension of the living room
- Great contribution of natural light
- Warm ambience
- Floor parquet

Bedrooms:

- Master bedroom ensuite with bathroom
- Second bedroom
- Shower room wc

Exteriors:

- Terrace of approx. 20 m² situated at the rear of the house
- Quiet surroundings
- Perfect for meals and moments of relaxation

REZ DE CHAUSSE:

- **Functional level offering many possibilities**
- **Ideal for a family or independent space**

[/b]

Bedrooms:

- **Three real bedrooms**
- **First bedroom beautiful surface area ideal as a nursery or study**
- **Second bedroom well-proportioned volumes ideal for guest room**
- **Third bright bedroom direct access to a winter garden**
- **winter garden perfect for plants or relaxing space**

[/b]

Bathroom:

- **Additional bathroom**
- **Practical for bedrooms**

Kitchen:

- **Existing kitchen**
- **Possibility of refitting**
- **Potential for independent space**

Garage and Annexes:

- **Very large garage**
- **Electric garage door**
- **Independent utility room**
- **Technical room**
- **Storage spaces**

Exterior and Parking:

- **Exterior parking space**
- **Covered for two cars**

SURFACES

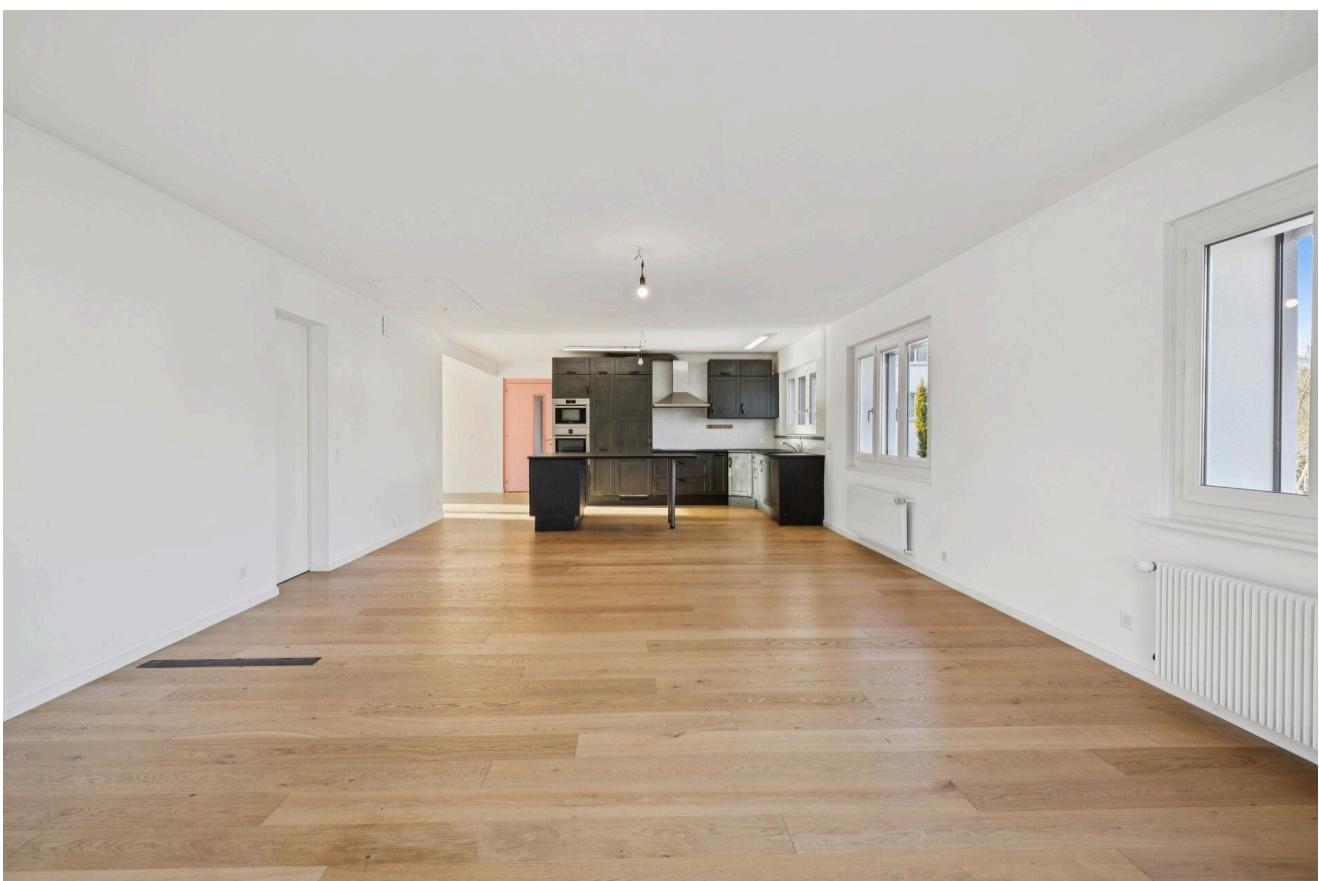
| | |
|-------------------|---------------------|
| Living area | 226 m ² |
| Surface of parcel | 1232 m ² |
| Useful surface | 295 m ² |
| Volume | 1138 cbm |

CARACTERISTICS

| | |
|-------------------------------|------------------------|
| Number of rooms | 6.5 |
| Number of bedrooms | 5 |
| Number of bathrooms | 2 |
| Number of toilets | 2 |
| Number of terraces | 1 |
| Year of construction | 1970 |
| Year of restoration | 2024 |
| Heating system | Air to water heat pump |
| Domestic water heating system | Air to water heat pump |
| Heating installation | Radiator |
| Second home | Authorized |
| Outside parking place/s | 2 included |
| Number of boxes | 1 included |
| Energy efficiency | A |
| Building envelope | D |
| Basements | 1 |
| Parking places | Yes, obligatory |

DISTANCES

| | |
|-------------------|--------|
| Public transports | 293 m |
| Primary school | 1703 m |
| Stores | 962 m |
| Restaurants | 712 m |



LOCATION

Founex is a popular commune in the canton of Vaud, located in the heart of the Terre Sainte region, between Geneva and Nyon. Appreciated for its residential and green living environment, it offers a quiet setting composed mainly of villa neighborhoods. Founex's peaceful atmosphere and excellent access to Geneva and its airport make it an attractive place to live. Founex offers a wide range of local amenities, and benefits from the dynamism of neighboring communes in terms of shops, schools and services. Its privileged location provides rapid access to international schools, sports facilities and public transport. Close to Lake Geneva and surrounded by natural areas, Founex offers a sought-after quality of life, ideal for families and international clientele looking for tranquility and comfort at the gateway to Geneva.

NEIGHBOURHOOD

- Villa area
- Shops/Stores
- Bus station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Public swimming pool
- Sports centre
- Ice rink

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Garage
- Carport

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Wintergarden
- Veranda
- Unfurnished
- Double glazing

- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Kitchen island
- Bath
- Photovoltaic panels

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East

EXPOSURE

- Favourable

VIEW

- Garden

STYLE

- Classic

FINANCIAL DATA

Price

CHF 2'300'000.-

Availability

To be discussed

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