

# ANIÈRES



Beautiful property and lake view

## Price upon request

Parking place(s) included



10



5



500 m<sup>2</sup>

n° ref. **044751**



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## SITUATION AND DESCRIPTION

With a living area of around 500 m<sup>2</sup>, the house is distributed over three levels and is mainly laid out by a vast living room with fireplace, a dining room, a large kitchen, 5 bedrooms, an office area and numerous sanitary facilities, an indoor swimming pool, an independent apartment (living room, kitchen, bedroom and a shower room), garage for 2 cars.

**SURFACES**

Living area	500 m <sup>2</sup>
Surface of parcel	2158 m <sup>2</sup>

**CHARACTERISTICS**

Number of floors above ground	2
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	5
Year of construction	1977
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	4 included
Total nb. of parkings	6 included
Parking places	Yes, obligatory

**DISTRIBUTION****Ground floor**

- A living room with fireplace
- A dining room
- A kitchen
- A bedroom and shower room/WC
- A swimming pool
- A machine room

**1st floor**

- 3 bedrooms
- 2 bathrooms/WC
- Office space
- Large studio with separate entrance



## MUNICIPALITY

On the commune of Anières, magnificent view of the lake

## OUTSIDE CONVENIENCES

- A beautifully landscaped garden
- A large courtyard providing space for 5 cars

**NEIGHBOURHOOD**

- Green
- Lake
- Residential area
- Restaurant(s)
- Bus stop
- Nursery
- Preschool
- Primary school
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Greenery
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Garage
- Visitor parking space(s)
- Separated lavatory
- Guests lavatory
- Dressing
- Cellar
- Swimming pool
- Fireplace
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Shower

- Bath
- WiFi
- Electric blind
- Code door

**FLOOR**

- Tiles
- Parquet floor

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Lake
- Garden

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

To be discussed

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