

ANIÈRES



Waterfront property

Price upon request

Parking place(s) included



9



4



450 m²

n° ref. **044743**



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SITUATION AND DESCRIPTION

Built in the late 70s, this waterfront property offers exceptional views of the lake and the Jura.

With a living area of around 450 m², space and volumes are generous. The house is mainly distributed by a vast living room with fireplace, a dining room, a large kitchen, 4 bedrooms, an office area, numerous sanitary facilities and an independent studio. 4 garages, a swimming pool and landscaped grounds complete this property. Attractive features include a private pontoon, a boat garage and a mooring buoy.

SURFACES

Living area	450 m ²
Surface of parcel	3770 m ²
Garden surface	3416 m ²
Underground surface	300 m ²
Useful surface	700 m ²
Volume	2500 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	9
Number of bedrooms	4
Number of bathrooms	7
Number of terraces	3
Year of construction	1977
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	5 included
Number of boxes	4 included
Total nb. of parkings	9 included
Basements	1
Parking places	Yes, obligatory

DISTANCES

Primary school	1593 m
Stores	1535 m
Restaurants	1526 m

DISTRIBUTION

Ground floor

- An entrance hall with checkroom and guest WC
- A large living room with fireplace opening onto the lake
- A dining room
- A kitchen
- A bedroom with a bathroom/WC en suite
- One bedroom
- One bathroom/WC

- One shower room
- One hammam room with Jacuzzi and sauna
- One separate toilet
- One laundry room

1st floor

- One bedroom with en suite bathroom/WC
- One bedroom
- One bathroom and shower
- One separate toilet
- One office
- One beautiful terrace opening onto the lake

Basements

- A games room
- A self-contained studio with sanitary facilities
- A wine cellar
- Two cellars
- A boiler room



LOCATION

On the commune of Anières, exceptional feet in the water

OUTSIDE CONVENIENCES

- Two large garages
- A swimming pool

NEIGHBOURHOOD

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

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Greenery
- Waterfront
- Garage
- Swimming pool

INSIDE CONVENIENCES

- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Sauna
- Jacuzzi
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Bath
- Shower
- WiFi
- Electric blind
- Alarm
- Interphone
- Code door
- Electric gate

FLOOR

- Tiles
- Parquet floor

CONDITION

- To be renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Lake
- Garden

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

To be discussed

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