

# GENÈVE



Charming property with  
panoramic view of Mont Blanc

**CHF 4'650'000.-**



10



6



~327 m<sup>2</sup>

n° ref. **041456**



**Switzerland | Sotheby's International Realty**  
Boulevard Georges-Favon 18, 1204 Genève

**Véronique Schott**

+41 78 605 19 06 - Fax +41 22 888 18 17

veronique.schott@swsir.ch

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

COLLEX-BOSSY : Between tradition and modernity, this character house, built in 1912 and meticulously renovated between 2013 and 2020, offers a unique living environment, blending historic charm and contemporary comfort.

Enjoying a spectacular, unobstructed view of Mont Blanc, with no overlooking, it offers around 327 m<sup>2</sup> of living space spread over three levels, plus a basement of around 100 m<sup>2</sup>. The property is nestled in the heart of a sumptuous landscaped garden of over 2,000 m<sup>2</sup>, designed by a landscape architect.

On the first floor, an elegant living room with fireplace, a kitchen/dining room completely redesigned to magnify the view of the Alps, a bedroom, a full shower room and a guest WC.

On the upper floors, 5 bedrooms, a multi-purpose

space and 2 shower rooms.

The garden, a true haven of peace, hosts a magnificent natural swimming pool consisting of two filtered and illuminated basins, surrounded by lush and carefully arranged vegetation.

Complementing this property, a 48 m<sup>2</sup> garage.

A rare property, ideal for a large family in search of a serene living environment.

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**SURFACES**

Living area	~ 327 m <sup>2</sup>
Surface of parcel	~ 2000 m <sup>2</sup>
Underground surface	~ 102 m <sup>2</sup>
Useful surface	~ 429 m <sup>2</sup>
Volume	~ 1411 cbm

Laundry room with sauna and adjoining shower  
Cellar  
Visitors' WC  
Technical rooms

**CARACTERISTICS**

Number of rooms	10
Number of bedrooms	6
Number of bathrooms	6
Year of construction	1912
Year of restoration	2022
Second home	Non authorized
Parking places	Yes, obligatory

**ANNEXES**

48 m<sup>2</sup> garage for 2 vehicles with electric gate

**DISTRIBUTION****Ground floor**

Entrance hall with original wooden staircase  
Upscale kitchen with marble top, central island and integrated hood  
Living room with fireplace and home cinema  
1 Bedroom  
Shower room/WC  
Visitors' WC

**1st floor**

3 bedrooms, one with balcony  
Bathroom/WC

**Under the roof**

Large living room  
2 bedrooms  
Shower room/WC

**Basements**

Multipurpose room



## OUTSIDE CONVENIENCES

Over 2000 m<sup>2</sup> of outdoor space with two filtered water features and ground lighting  
Bocce court  
Tool shed

**NEIGHBOURHOOD**

- Green
- Mountains
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Primary school

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Quiet
- Shed
- Garage
- Swimming pool
- Petanque ground

**INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Cellar
- Workshop
- Fireplace
- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Shower
- Bath

- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good
- Renovated

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Panoramic
- Rural
- Garden
- Mountains
- Alps

**STYLE**

- Character house

**FINANCIAL DATA****Price****CHF 4'650'000.-****Availability**

To be discussed

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