

FOUNEX



Villas de standing - Last villa
In 2nd line to the lake

Price upon request



7.5



5



311 m²

n° ref.

040688.04068-



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Directly opposite the port of Founex, this new real estate development comprises two luxury detached villas with exceptional finishes and breathtaking views of Lake Geneva. Designed by renowned architects Atelier K, the villas will appeal to lovers of contemporary architecture, clean lines and voluminous spaces, including high ceilings, vast openings to the outdoors and numerous outdoor living features. Surrounded by gardens carefully created by award-winning landscape designer Jacquet, the villas offer a rare and unique living environment.

Each villa benefits from a vast terrace enhanced by a covered area, ideal for enjoying the outdoors in optimum comfort, whatever the weather. A charming pergola houses an outdoor kitchen, creating a convivial space for unforgettable alfresco dining.

For even warmer evenings, an optional built-in fireplace and wooden deck are available, adding a touch of elegance and comfort under the stars.

The focal point of the garden is a magnificent infinity pool, offering a captivating mirror effect that reflects the beauty of the surrounding landscape and lake.

The carefully landscaped garden mixes evergreens and flourishing trees, creating a cocoon of privacy while offering a changing palette of colors and fragrances throughout the seasons, from spring to autumn.

Fully fenced and secured, the properties guarantee a peaceful, protected setting for your future home.

For more information: www.lespales.ch

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INTERNATIONAL REALTY

SURFACES

Living area	311 m ²
Weighted Surface	541 m ²
Surface of parcel	1568 m ²
Balcony Surface	26 m ²
Garden surface	835 m ²
Terrace surface	187 m ²
Total surface	541 m ²

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	5
Second home	Non authorized

DISTANCES

Public transports	526 m
Primary school	1799 m
Stores	2794 m
Post office	692 m
Bank	2036 m
Restaurants	698 m



LOCATION

The commune of Founex stands out for its many assets, making it a popular location for those seeking both charm and practicality.

This picturesque village in the Terre Sainte region doesn't just offer an enchanting setting. It also benefits from excellent transport links, with the Coppet train station nearby and quick access to the freeway, making it easy to reach Geneva, its international airport, and other destinations.

Founex has all the essential amenities: shops in the heart of the village, restaurants, grocery store, post office, hairdresser, as well as various sports facilities and playgrounds.

For families, the presence of prestigious international schools (such as Ecolint - La Châtaigneraie campus, Collège du Léman, Geneva English School and Ecole Moser) is a major advantage, offering quality education with an international outlook, not to mention local schools.

Close to Lake Geneva, residents enjoy an exceptional natural setting and a multitude of lake-related leisure activities.

Renowned for its exceptional quality of life and safety, Founex offers a peaceful, privileged environment, ideal for families and individuals alike.

MUNICIPALITY

Founex, nestled on the shores of Lake Geneva in the Terre-Sainte region, is a Vaud commune of undeniable charm. With its historic church, enchanting landscapes and spectacular views of the Alps, it offers a peaceful and authentic living environment, just a few kilometers from Geneva.

Alluring dynamism and cosmopolitan openness, Founex seduces with its picturesque paths, welcoming beaches and numerous local events. The commune perfectly combines the calm of the countryside with modern services, making it a sought-after place to both live and recharge one's batteries.

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CONSTRUCTION

These two modern villas embody contemporary elegance with clean lines and high-end finishes. Large bay windows flood the spaces with natural light, offering panoramic lake views and a harmonious connection with the outdoors.

The spacious interiors, with generous ceilings, blend noble materials such as wood and stone with bespoke storage, reflecting a refined elegance. Outdoor spaces include terraces, infinity pool and landscaped garden, creating an ideal setting for relaxation and entertaining.

OUTSIDE CONVENIENCES

Each villa benefits from a vast terrace enhanced by a covered area, ideal for enjoying the outdoors in optimal comfort, whatever the weather.

A charming pergola houses an outdoor kitchen, creating a convivial space for unforgettable al fresco dining.

For even warmer evenings, an optional built-in fireplace and wooden deck are available, adding a touch of elegance and comfort under the stars.

The focal point of the garden is a magnificent infinity pool, offering a captivating mirror effect that reflects the beauty of the surrounding landscape and lake.

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NEIGHBOURHOOD

- Villa area
- Green
- Lake
- Beach
- Harbour
- Residential area
- Bus stop
- Child-friendly
- Primary school
- Secondary school
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Rooftop terrace
- Garden
- Greenery
- Fence
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Home cinema
- Recreationroom
- Fireplace
- Triple glazing

- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Bath
- Shower
- Photovoltaic panels
- Thermal solar collector system
- Electric car terminal
- Electric blind
- Interphone
- Code door
- Videophone
- Electric gate
- Electric garage door
- Controlled ventilation
- Outdoor lighting
- Home automation

FLOOR

- At your discretion
- Flat

CONDITION

- New
- To build

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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www.switzerland-sothebysrealty.ch

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Lake
- Garden
- Mountains
- Alps

STYLE

- Modern

STANDARD

- HPE (High Performance Energy)











Les Pâles

1297 Founex, Route de Suisse 10

Reference	Batch	Type	Rooms	Floor	Total surface	Living surface	Ground surface	Garden surface	Terrace surface	Balcony surface	Price	Status
040688-1	FOR SALE											
040737	A	Single family house	7.5	3rd floor	-	311 m²	-	634 m²	192 m²	33 m²		Sold
040688.040688-1.040738.Belisama B	B	Single family house	7.5	3rd floor	541 m²	311 m²	1568 m²	835 m²	187 m²	26 m²	Price upon request	For sale