

# CHAVANNES-DES-BOIS



Permits in force - Sublime architect-designed villa

**CHF 2'690'000.-**



6



4



~200 m<sup>2</sup>

n° ref. **042738**



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## SITUATION AND DESCRIPTION

**Enjoy the unique opportunity to acquire a new, exclusive, fully customizable villa in the verdant, sought-after setting of Chavannes-des-Bois.**

An ideal living environment between nature and modernity, just a stone's throw from Geneva and Nyon.

Designed to combine comfort, elegance and functionality, this contemporary villa offers 150 sq. m. of living space bathed in natural light thanks to large bay windows, plus 120 sq. m. of additional space to be arranged according to your needs.

On the first floor, a top-of-the-range open kitchen opens onto a vast living room with direct access to a sunny terrace. An additional room can be used as an office or guest bedroom, depending on your needs.

Upstairs, you'll find a master suite with private shower room and balcony for special moments of relaxation, as well as two bright bedrooms sharing a family bathroom.

The villa boasts top-of-the-range technical features, with integrated solar panels for optimum energy efficiency and underfloor heating ensuring gentle, even thermal comfort.

The exteriors are just as enticing: a 170 m<sup>2</sup> private garden with the option of adding a swimming pool, a large 100 m<sup>2</sup> terrace perfect for al fresco dining or family moments, as well as a double garage and an outdoor parking space.

Located halfway between Geneva and Nyon, the property offers quick access to major roads while benefiting from a quiet, leafy environment. You'll also be within easy reach of shops, schools and numerous outdoor activities.

Finally, selling off-plan offers you the rare opportunity to shape your future home to your taste: room layout, choice of materials, custom finishes... A living space to personalize, designed to fit your desires.

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## **SURFACES**

Living area	~ 200 m <sup>2</sup>
Surface of parcel	~ 432 m <sup>2</sup>
Useful surface	~ 200 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Gross living area	~ 153 m <sup>2</sup>
Year of construction	2025
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized

## **DISTANCES**

Public transports	167 m
Primary school	2228 m
Stores	2646 m
Restaurants	359 m

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## PROXIMITY

- City centre
- Village
- Villa area
- Green
- Park
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Greenery
- Parking
- Garage

## INSIDE CONVENIENCES

- Garage

- Open kitchen
- Guests lavatory
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen

## FLOOR

- At your discretion

## CONDITION

- New

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

**Price**

**CHF 2'690'000.-**

**Availability**

To be discussed

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