

PLAN-LES-OUATES



VAST FAMILY PROPERTY IN GREEN
SURROUNDINGS

Price upon request

Parking place(s) included



10

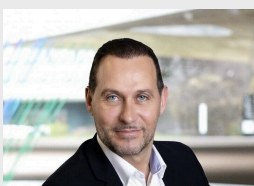


7



~350 m²

n° ref. **045732**



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SITUATION AND DESCRIPTION

LARGE PROPERTY - IDEAL FOR FAMILIES - PRIVACY AND BEAUTIFUL GARDEN

This beautiful individual villa was built in the late 1990s on a plot of **over 1,400 m²**. With a generous living area of around 350 m² and **almost 470 m² of total space**, it boasts 10 rooms and **7 bedrooms**.

With quality materials, the house was repainted in 2025 and will regain its high standing thanks to an update.

All living and sleeping areas are very spacious and bathed in light, thanks to its South-East-West orientation. One of the rooms on the first floor can be used as a bedroom, or as an office with its own entrance and private shower room.

The basement, with its storage space, shelter and

technical rooms, also boasts a beautiful room that **could be converted into a SPA** with shower room.

The lovely, tree-lined, **unoverlooked garden** also offers two terraces and the possibility (subject to authorization) of building a swimming pool and taking full advantage of the summer season. Finally, the large paved courtyard is embellished with a double garage and can accommodate several vehicles.

The property lies at the heart of a pleasant, quiet residential area in the commune of Plan-les-Ouates.

Home to Geneva's major watch manufacturers and the canton's economic hub, Plan-les-Ouates has all the amenities and infrastructure you need for everyday life, not to mention fast, privileged access to Geneva's hypercentre.

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SURFACES

Living area	~ 350 m ²
Surface of parcel	~ 1403 m ²
Underground surface	~ 117 m ²
Ground surface of building [m ²]	~ 175 m ²
Useful surface	~ 467 m ²
Volume	~ 1810 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	10
Number of bedrooms	7
Number of bathrooms	3
Number of toilets	5
Number of terraces	2
Year of construction	1996
Year of restoration	2025
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor
Inside parking place/s	2 included
Outside parking place/s	5 included
Total nb. of parkings	7 included
Basements	1

ANNEXES

- A large double garage
- An abundance of outdoor parking spaces

DISTANCES

Station	1500 m
Public transports	350 m
Nursery school	450 m
Primary school	500 m
Secondary school	1900 m
Stores	375 m
Airport	6750 m
Hospital	1650 m
Restaurants	350 m

DISTRIBUTION**Ground floor**

- A spacious entrance hall with visitors' WC and cloakroom
- A vast living room with its fireplace
- A large dining room with its enfilade heated veranda
- A fully-equipped eat-in kitchen
- A bedroom used as an office, with its private WC
- A bedroom with private shower room

1st floor

- A very large master suite with built-in closets, dressing room, full bathroom with bath and shower, double sink and separate WC
- Four spacious bedrooms with built-in wardrobes
- A large full bathroom with bath, shower and WC

Basements

- A space equipped for a sauna and the possibility of creating a shower
- A shelter
- A storeroom
- A laundry room
- A boiler room



OUTSIDE CONVENIENCES

The villa boasts two large terraces, accessible from several rooms on the ground floor. A large garden, nicely planted with trees and not overlooked, will be ideal for enjoying fine weather, with the possibility of building your own swimming pool. Finally, a large paved courtyard houses a double garage and benefits from plenty of space for outdoor parking.

NEIGHBOURHOOD

- Villa area
- Park
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Nursery
- Primary school
- Secondary school
- Sports centre

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Veranda
- Cellar
- CP-Shelter
- Sauna

- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Bath
- Shower
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- East
- West

VIEW

- Nice view
- With an open outlook

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

To be discussed

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The vast living room with its beautiful fireplace (3D layout proposal)



The vast living room with its beautiful fireplace



The spacious dining room with its adjoining heated veranda (3D layout proposal)



The large fitted kitchen, to be refreshed (3D layout proposal)



The very large master suite, with built-in closets and adjoining dressing room



The master suite's full bathroom, with shower, bath and double washbasin



One of the many bedrooms, with built-in wardrobes



Upstairs bathroom



One of the ground floor rooms, possibly a bedroom or office



One of the ground floor rooms with independent access



The laundry room



The property's large courtyard, with its double garage and numerous outdoor parking spaces