

CHÊNE-BOUGERIES



Superb contemporary villa

Price upon request

Parking place(s) included



9



5

n° ref. **037920**



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



SITUATION AND DESCRIPTION

Built in 2010, this extraordinary detached villa combines fabulous space and volume, fantastic luminosity with its large bay windows and wonderful serenity.

Distributed over three levels, the first floor features an entrance hall, a first large living room, a second cathedral lounge, a dining room, a spacious kitchen with central island, and a guest toilet. Upstairs, four good-sized bedrooms, including the master with adjoining study, dressing room and bathroom with shower/WC, a second bathroom and separate WC. In the basement, a games room with natural light, a bedroom, a shower room/WC, a laundry room, an ironing room, a wine cellar, a storage and technical room.

At the level of exterior amenities, a magnificent black marble swimming pool, a pool-house with shower room and checkroom, Two garages as well as two outdoor parking spaces.

SURFACES

Surface of parcel	1550 m ²
Garden surface	1342 m ²
Underground surface	154 m ²
Useful surface	450 m ²
Volume	1500 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	9
Number of bedrooms	5
Number of bathrooms	5
Year of construction	2010
Heating system	Gas
Domestic water heating system	Solar
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	2 included
Number of boxes	2 included
Total nb. of parkings	4 included
Construction zone	5
Basements	1
Parking places	Yes, obligatory

Basements

- A playroom with natural light
- A bedroom and its adjoining shower room/WC
- A laundry room
- An ironing room
- A wine cellar
- A cellar
- A storage and technical room

DISTRIBUTION**Ground floor**

- An entrance hall
- A large living room
- A second cathedral lounge
- A dining room
- A kitchen with central island
- A guest toilet

1st floor

- Master bedroom with dressing room and en-suite bathroom and shower/WC
- Study
- Three bedrooms
- Bathroom
- Separate WC



MUNICIPALITY

On the prestigious commune of Chêne-Bougeries, very nice location for this magnificent contemporary villa

CONSTRUCTION

Built with high-quality materials, particular care has been taken with the finishes, whether parquet flooring, the black checkerboard marble used in the cathedral lounge, Brazilian wood doors and the refined choice of tiles.

NEIGHBOURHOOD

- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Fence
- Gardenhouse
- Box
- Visitor parking space(s)
- Swimming pool
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar

- Recreationroom
- Triple glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Bath
- Shower
- Electric car terminal
- Electric blind
- Alarm
- Videophone
- Electric garage door
- Electric gate

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- Very good
- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

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

To be discussed

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VIEW

- Clear

STYLE

- Modern













