

CONCHES



The art of living in one of the world's most
sought-after districts

CHF 9'900'000.-



9



5



500 m²

n° ref. **042663**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nestled in a highly sought-after residential neighborhood on the edge of downtown Geneva, this elegant detached villa enjoys an exceptional location, combining tranquility, discretion and proximity to all urban amenities.

Over 1,700 sq. m. of wooded land

About 500 sq. m. of usable floor space

Fully excavated and landscaped

Annexed independent studio apartment

Two double garages, a covered parking lot and several outdoor parking spaces complete this rare real estate ensemble.

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	500 m ²
Surface of parcel	1713 m ²
Useful surface	728 m ²
Volume	2000 cbm

CHARACTERISTICS

Number of rooms	9
Number of bedrooms	5
Number of bathrooms	5
Year of construction	1986
Heating system	Gas
Heating installation	Floor
Second home	Non authorized

NEIGHBOURHOOD

- City centre
- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Terrace/s
- Garden

INSIDE CONVENIENCES

- Garage
- Box
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- CP-Shelter
- Sauna
- Swimming pool
- Recreationroom
- Built-in closet
- Fireplace
- Triple glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Alarm
- Interphone
- Oversee camera
- Armoured door
- Electric gate
- Electric garage door
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- Favourable
- All day

VIEW

- With an open outlook

FINANCIAL DATA**Price**

CHF 9'900'000.-

Availability

To be discussed

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