

COLOGNY



Splendid modern house with lake view

CHF 23'000'000.-

Price of parking place(s) in addition



10



4

n° ref. **044056**



Switzerland | Sotheby's International Realty
Boulevard Georges-Favon 18, 1204 Genève

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SITUATION AND DESCRIPTION

This brand-new, ultra-modern property boasts exceptional lake views, as well as unrivalled privacy and security.

The property set on an 832m² plot boasts around 630m² of usable space, perfectly laid out for comfortable living and entertaining guests.

The first floor features a large open-plan living area with fully-equipped kitchen, dining room and lounge. All living areas lead to a splendid terrace with unobstructed lake view and infinity pool

The first floor features a splendid en suite master bedroom with access to a balcony

The lower ground floor has another en suite bedroom with dressing room, a living room with cinema and bar, a visitor's WC, a laundry room and a technical room

The basement features a multi-purpose living room, storage cellars and a magnificent 4-car garage

The property has a fully independent studio apartment with independent access and independent parking space.

SURFACES

Surface of parcel	832 m ²
Balcony Surface	36 m ²
Terrace surface	93 m ²
Useful surface	577 m ²

CARACTERISTICS

Number of floors above ground	2
Number of rooms	10
Number of bedrooms	4
Number of bathrooms	5
Number of balcony	1
Number of terraces	1
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	4 not included
Outside parking place/s	1 included
Number of boxes	2 included
Total nb. of parkings	5 included
Energy efficiency	A
Building envelope	A
Basements	1
Parking places	Yes, obligatory

DISTANCES

Public transports	200 m
Primary school	500 m
Stores	1600 m
Restaurants	380 m

DISTRIBUTION**Lower ground floor**

- An en suite bedroom with dressing room
- A cinema
- A bar
- Visitor toilet
- Technical room
- Laundry room

Ground floor

- Open kitchen with central island
- Dining room
- Living room
- Access to terrace with infinity mirror pool

1st floor

- One en-suite master bedroom with balcony access
- One en-suite bedroom with dressing room and balcony access

Basements

- Garage for 4 cars
- cellars
- purposeful living room



OUTSIDE CONVENIENCES

A complete independent studio with parking space and independent access

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Quiet
- Mountains
- Lake
- Residential area
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Balcony/ies
- Terrace/s
- Garden
- Garden
- Bench
- Quiet
- Fence
- Annex
- Visitor parking space(s)
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Triple glazing
- Bright/sunny
- Skylights
- With front and rear view
- Natural light

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Outdoor lighting
- Home automation

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- With an open outlook
- Lake
- Garden
- Mountains
- Jura

FINANCIAL DATA**Price**

CHF 23'000'000.-

Availability

To be discussed

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STYLE

- Modern















