

GENOLIER



Superb contemporary villa with pool and studio

Price upon request

Parking place(s) included



8.5



5



~496 m²

n° ref. **040131**



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SITUATION AND DESCRIPTION

In the unspoilt setting of the Lake Geneva Arc, just 30 minutes from Geneva, discover a rare property where charm of the past and contemporary luxury come together in harmony. This former 19th-century farmhouse, completely renovated in 2021, offers a unique living environment, combining authenticity, modern comfort and top-of-the-range amenities.

Nestled in a peaceful environment, this 8.5-room residence extends over 496 sq. m of living space and seduces with its generous volumes, luminosity and meticulous finishes. A true family home designed for daily well-being and the pleasure of entertaining.

You'll enjoy a landscaped garden, a private swimming pool, a traditional pizza oven and a vast covered terrace: so many spaces conducive to relaxation or large summer tables with friends.

The house is distributed as follows: a vast open-plan living space on the first floor with contemporary kitchen, dining room, bright living room and air-conditioned wine cellar, two superb suites with private bathrooms and study on the second floor, an exceptional master suite with dressing room and bathroom on the second floor, accompanied by a space that can be modulated as desired (games room, private cinema, private lounge...).

A much-appreciated plus with a 2.5-room 79 m² independent apartment with separate entrance and currently rented out. It represents a great rental yield opportunity or an ideal home to accommodate family or staff.

With two enclosed garages for four cars and numerous outdoor spaces, this property meets all expectations in terms of modern comfort and quality

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of life.

A rare property, a sought-after address and incomparable quality of life. Don't let this unique opportunity in Genolier pass you by. Contact us now for a visit.

SURFACES

Living area	~ 496 m ²
Surface of parcel	~ 1435 m ²
Garden surface	~ 710 m ²
Terrace surface	~ 50 m ²
Non built surface [sqm]	~ 314 m ²
Volume	~ 3880 cbm

2nd floor

- A suite with bedroom / bathroom
- A dressing room
- Large living room

CARACTERISTICS

Number of flats	2
Number of rooms	8.5
Number of bedrooms	5
Number of bathrooms	5
Number of toilets	5
Number of terraces	2
Year of construction	1819
Year of restoration	2018
Second home	Non authorized
Inside parking place/s	4 included
Outside parking place/s	5 included
Total nb. of parkings	9 included

ANNEXES

- A separate studio (2.5 rooms / 79 m²)

DISTANCES

Public transports	60 m
Primary school	2050 m
Stores	2700 m
Restaurants	200 m

DISTRIBUTION**Ground floor**

- Kitchen open to living/dining room
- Large bedroom
- Air-conditioned wine cellar

1st floor

- Two suites with bedroom / bathroom
- Dressing room
- Study



CONSTRUCTION

- Major renovation in 2021
- Double glazing
- Exterior heat pump
- Underfloor heating
- Swimming pool

OUTSIDE CONVENIENCES

- Garden
- Swimming pool
- Pizza oven
- Covered terrace

PROXIMITY

- Village
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Child-friendly
- Hiking trails
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Annex
- Garage
- Swimming pool
- Barbecue

INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Wine cellar
- Air conditioning
- Water softener
- Furnace
- Double glazing
- Bright/sunny
- With front and rear view
- Exposed beams

- With character
- Timber frame

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Photovoltaic panels
- Alarm
- Interphone
- Videophone
- Electric garage door
- Electric gate
- Home automation

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- West

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

To be discussed

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EXPOSURE

- Optimal
- All day

STYLE

- Modern
- Character house

















