### **CHARDONNE**



A masterpiece in the heart of the Riviera! 360° view, 10 minutes from

### CHF 3'290'000.-

Price of parking place(s) in addition







n° ref. **041105** 



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#### SITUATION AND DESCRIPTION

#### **EXCEPTIONAL OBJECT**

Nestled on the heights of Lake Geneva, Villa Chardonne embodies contemporary elegance and harmony with the surrounding nature. As with prestigious works...the dream... by Swiss architecture firm Made In, this residence stands out for its sleek design and bold concept.

The villa rests on a structure blending glass and steel, offering an impression of lightness and transparency. The minimalist lines of the building blend perfectly into the landscape, creating a subtle dialogue between the architecture and the surrounding nature. The huge picture windows allow total immersion in the exceptional setting, offering breathtaking 360° panoramic views of Lake Geneva and the Alpine peaks.

Inside, spaces are open and bathed in natural light, reinforcing the feeling of fluidity between inside and outside. Noble materials and top-of-the-range finishes lend the whole a warm yet sophisticated atmosphere.

In addition, the plot offers the privilege of hosting vineyards, enabling a few bottles to be produced each year by a local winemaker, adding a touch of authenticity and tradition to this exceptional setting.

A true masterpiece of contemporary architecture, Villa Chardonne captivates with its timeless elegance and perfect integration into its exceptional surroundings.

#### **SURFACES**

Living area 156 m<sup>2</sup>

#### **CARACTERISTICS**

Number of rooms 6.5 Number of bedrooms 2 Year of construction 2008 Year of restoration 2023 Heating system Gas Heating installation Radiator Second home Authorized Outside parking place/s 3 included

#### **DISTRIBUTION**

- Entrance
- Technical room
- Bedroom 1 with shower room
- Bedroom 2 with bathroom
- Office
- Open kitchen
- Dining room
- Living room
- Attached workshop/laundry room

#### **PROXIMITY**

- Village
- Villa area
- Green
- Mountains
- Lake
- Vineyard
- Residential area
- Restaurant(s)
- Bus stop
- Child-friendly
- Hiking trails

#### **OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Bench
- Greenery
- Fence
- Shed
- Storeroom
- Covered parking space(s)
- Barbecue

#### **INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Cellar
- Storeroom
- Built-in closet
- Connected thermostat
- Double glazing
- Bright/sunny

- With front and rear view
- Natural light

#### **EQUIPMENT**

- Kitchen island
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Interphone
- Outdoor lighting

#### **FLOOR**

• Parquet floor

#### CONDITION

Good

#### **ORIENTATION**

• South

#### **EXPOSURE**

- Optimal
- All day
- Morning
- In the evening

#### **VIEW**

- Clear
- Far view

#### **FINANCIAL DATA**

Price Availability CHF 3'290'000.-

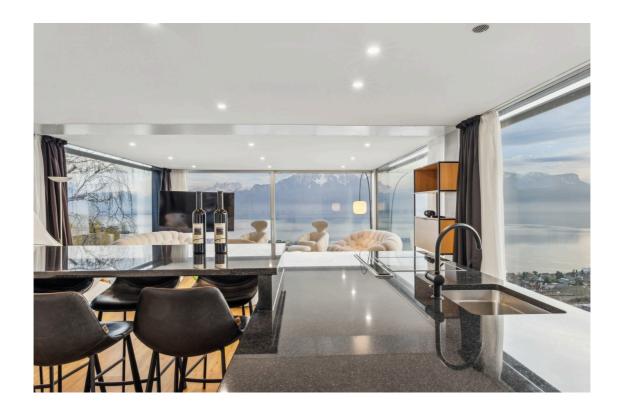
To be discussed

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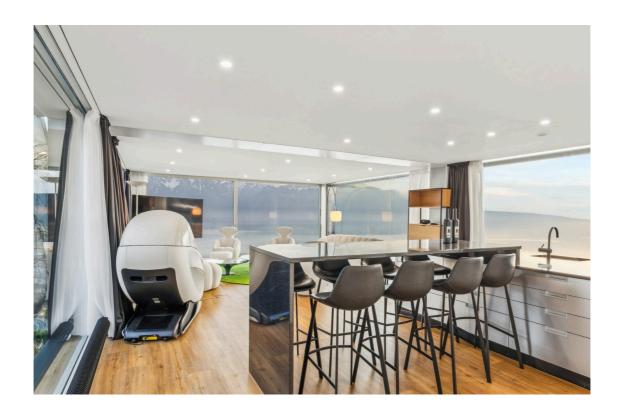
- Valley view
- Unobstructed
- Panoramic
- Lake
- Garden
- Mountains
- Alps

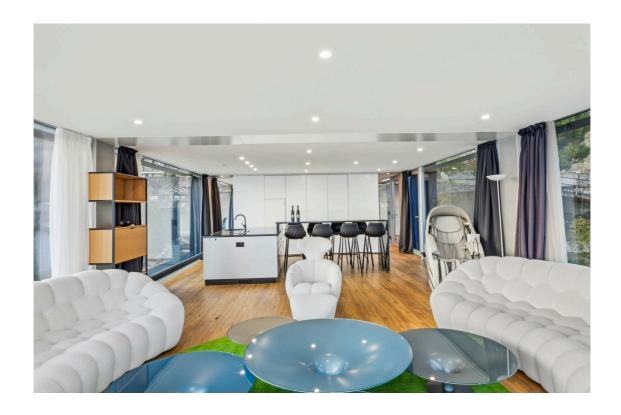
#### **STYLE**

• Modern











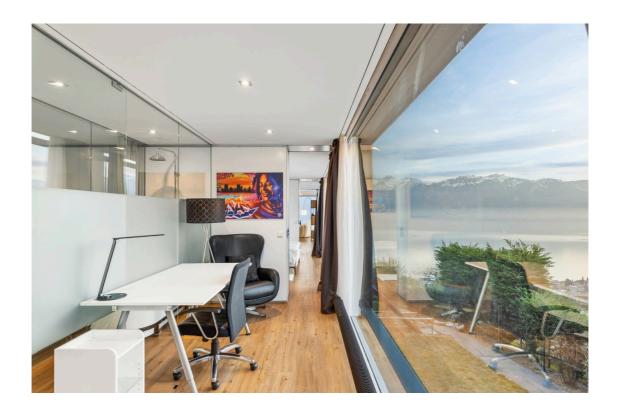






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