

VÉSENAZ



Contemporary villa in the heart of Vésenaz

CHF 4'950'000.-

Price of parking place(s) in addition



8



4



208 m²

n° ref. **044370**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located at the end of a cul-de-sac in a quiet residential area of Vésenaz, this contemporary semi-detached villa built in 2023 to HPE standards will win you over with its architecture combining elegance, comfort and modernity.

Edified on a flat plot of approximately 720 m² nicely planted with trees and landscaped, the house with its clean architectural lines has approximately 330 m² of usable space spread over 3 levels:

It is composed as follows:

On the ground floor

- Entrance hall with checkroom and visitor's toilet
- Large, bright, open-plan living area with high ceilings, comprising:
Lounge - Living room -Dining room

- Fully equipped kitchen open onto the living room and terrace and garden

On the First Floor

- Parent suite with private balcony, dressing room and en suite bathroom

Two bedrooms, one with private balcony, each with storage and en suite shower room

In the Basement

- Large room with bathroom connecting to a bedroom - office

Dressing room and storage spaceGames room - Home cinemaCellarBuanderie and Utility room

A beautifully landscaped garden with automatic watering system and integrated lighting, a large double garage and two outdoor parking spaces complete this property.

SURFACES

Living area	208 m ²
Surface of parcel	717 m ²
Terrace surface	10 m ²
Underground surface	121 m ²
Useful surface	329 m ²
Volume	1046 cbm
Ceiling height	2.8 m

CARACTERISTICS

Number of rooms	8
Number of bedrooms	4
Number of bathrooms	4
Number of toilets	5
Number of balcony	2
Year of construction	2023
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	2 not included
Number of boxes	2 not included
Total nb. of parkings	4 not included
Construction zone	5

NEIGHBOURHOOD

- Villa area
- Shops/Stores
- Bus stop
- International schools
- Sports centre
- Doctor

OUTSIDE CONVENIENCES

- Quiet
- Built on even grounds

CONDITION

- Very good

FINANCIAL DATA

Price

CHF 4'950'000.-

Availability

To be discussed

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