

# VÉSEN AZ



Contemporary villa in the heart of Vézenaz

**CHF 4'950'000.-**

Price of parking place(s) in addition



8



4



208 m<sup>2</sup>

n° ref. **044370**



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## SITUATION AND DESCRIPTION

Located at the end of a cul-de-sac in a quiet residential area of Vézenaz, 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 m<sup>2</sup> nicely planted with trees and landscaped, the house with its clean architectural lines has approximately 330 m<sup>2</sup> 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 space  
Games room - Home cinema  
Cellar  
Buanderie 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 <sup>2</sup>
Surface of parcel	717 m <sup>2</sup>
Terrace surface	10 m <sup>2</sup>
Underground surface	121 m <sup>2</sup>
Useful surface	329 m <sup>2</sup>
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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