

COLOGNY



Splendid Neoclassical Villa

Price upon request



11



6



~350 m²

n° ref.

5626689_15548



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

Anne-Laure Laugier

+41 79 811 14 35

anne-laure.laugier@swsir.ch



SITUATION AND DESCRIPTION

Ideally located on the heights of Cologny, this superb villa marvelously combines the elegance of neoclassical architecture with Mediterranean accents and the hushed comfort of a Parisian mansion.

Established on a beautifully landscaped, level plot of 1'100 m², this property offers around 430 m² of usable space.

It has 11 rooms distributed as follows:

On the ground floor

- An entrance hall opening onto the garden
- A dining room with fireplace opening onto the conservatory/office
- A living room - living room opening onto the terrace and garden
- A fitted kitchen

- A dining area (with the possibility of creating a cigar cellar)
- A veranda / study / conservatory
- A guest cloakroom
- A guest WC

On the First Floor

- One master suite with bathroom and dressing room
- A glazed gallery overlooking the entrance hall
- One bedroom
- One bedroom / dressing room
- One bathroom / shower
- One separate WC
- One suite with shower room

On the BasementSol

- Two bedrooms

- A shower room
- A games room
- A laundry room
- A wine cellar
- A PC shelter
- A technical room (gas boiler)

An annex comprising a bedroom and a shower room (could be converted into a Gym / Spa / Office), two large terraces, a 2-car garage and several outdoor parking spaces complete this property.

Possibility of building an outdoor swimming pool.

SURFACES

Living area	~ 350 m ²
Surface of parcel	~ 1100 m ²
Useful surface	~ 400 m ²
Volume	~ 1450 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	11
Number of bedrooms	6
Number of bathrooms	6
Number of balcony	1
Number of terraces	2
Year of construction	2000
Year of restoration	2024
Heating system	Gas
Heating installation	Floor
Second home	Non authorized
Construction zone	5
Basements	1
Parking places	Yes, obligatory

ANNEXES

An annex that can be used as a gym / spa / office composed as follows:

- One bedroom
- One shower room

DISTANCES

Public transports	450 m
Nursery school	550 m
Primary school	550 m
Secondary school	2500 m
Secondary II school	2500 m
Stores	1300 m
Airport	7250 m

DISTRIBUTION

Ground floor

- An entrance hall

- A cloakroom
- A guest WC
- A dining room with fireplace
- A lounge - living room
- A fitted kitchen
- A dining area (with the possibility of creating a cigar cellar)
- A veranda / office / conservatory

1st floor

- A master suite with bathroom and dressing room
- A glazed gallery overlooking the entrance hall
- A bedroom
- A bedroom / dressing room
- A bathroom / shower
- A separate WC
- A suite with shower room

Basements

- Two bedrooms
- A shower room
- A games room
- A laundry room
- A wine cellar
- A PC shed
- A utility room (gas boiler)



LOCATION

This property enjoys an exceptional location in the commune of Vandoeuvres, close to the Geneva Golf Club, the Vésenaz Shopping Center and international schools, while being just ten minutes from the city center.

NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Nursery
- Primary school
- Secondary school
- International schools
- Sports centre
- Horse riding area
- Near a golf course
- Tennis centre

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Annex
- Covered parking space(s)
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Veranda
- Cellar

- CP-Shelter
- Recreationroom
- Craft room
- Fireplace
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Electric blind
- Alarm
- Videophone
- Oversee camera
- Electric gate

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Garden
- Jura

STYLE

- Classic

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.







Switzerland | **Sotheby's**
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch