

VERNIER



EXCLUSIVE - LARGE CONTEMPORARY VILLA
IDEAL FOR FAMILIES

CHF 2'950'000.-

Parking place(s) included



11



5



~207 m²

n° ref. **18155**



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SITUATION AND DESCRIPTION

EXCLUSIVE - MODERN ARCHITECTURE - VOLUME - BEAUTIFUL GARDEN LANDSCAPE

Discover this superb semi-detached villa located in the charming commune of Vernier.

An ideal location, offering quick access to public transport, schools and shops.

Built in 2008 on a **terrain of more than 610 m²**, this spacious residence of **320 m² useful** on two levels basement combines comfort, brightness and functionality.

The generous living spaces, bathed in natural light, open onto a verdant garden, perfect for relaxing moments with family and friends.

With its **5 comfortable bedrooms**, this home is ideal

for welcoming your family in complete serenity, while enjoying quality finishes and a layout designed for everyday well-being.

Externally, the carefully tended garden with its pond and terrace invite you to take full advantage of the long summer evenings, while a **spacious double garage** and **several outdoor parking spaces** complete the picture to perfection.

A property where every detail has been thought of for your comfort - **to be visited without delay !**

SURFACES

Living area	~ 207 m ²
Surface of parcel	~ 610 m ²
Useful surface	~ 320 m ²
Volume	~ 860 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	11
Number of bedrooms	5
Number of bathrooms	4
Number of terraces	1
Year of construction	2008
Heating system	Gas
Domestic water heating system	Solar
Heating installation	Floor
Service costs	CHF 295.-/month
Inside parking place/s	2 included
Outside parking place/s	4 included
Basements	1

ANNEXES

- A large double garage - **IT IS POSSIBLE TO CREATE A SECOND TERRACE ON THE ROOF OF THE GARAGE**
- Plenty of outdoor parking spaces

DISTANCES

Station	1500 m
Public transports	300 m
Nursery school	1600 m
Primary school	950 m
Secondary school	2200 m
Stores	700 m
Airport	2000 m
Restaurants	500 m

DISTRIBUTION

Lower ground floor

- A spacious master suite with en-suite dressing room and shower room (direct access to terrace and garden)
- Three bedrooms with storage (two of the bedrooms have direct access to terrace and garden)
- A large shower room
- Many storage spaces

Ground floor

- An entrance hall with closet and guest WC
- A beautiful living room with fireplace
- A very bright dining room open to the living room
- A modern fitted kitchen semi-open to the dining room

Basements

- A large multi-purpose room with natural light, converted into a TV lounge and gym
- A large bedroom with bathroom (BALNEO bath) and wolf jump
- A cellar and wine cellar
- A laundry room
- A technical room



OUTSIDE CONVENIENCES

- An automatic gate
- An outdoor terrace
- A fenced garden
- A fish pond
- A large garden shed for storing equipment and wood

NEIGHBOURHOOD

- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Tram stop
- Nursery
- Primary school
- Secondary school
- Sports centre

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Pond
- Shed
- Parking
- Garage

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar

- Fitness room
- Home cinema
- Recreationroom
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Electric blind
- Interphone
- Videophone
- Electric gate
- Electric garage door
- Central vacuum
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

FINANCIAL DATA**Price**

CHF 2'950'000.-

Availability

To be discussed

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Living room with fireplace



Large living room with open dining area



Bright dining room with unobstructed view



Modern, fully-equipped kitchen



Large master suite (possibility of creating 2 bedrooms)



The en-suite shower room in the master suite



A bedroom



One of the shower rooms



Very large TV lounge with gym



Very large TV lounge with gym



A guest room



Bathroom with BALNEO bathtub



Access to the garden from the courtyard



Modern luxury villa



Entering the large courtyard from the electric gate



Large multi-car yard with double garage