

# VERNIER



EXCLUSIVE - LARGE CONTEMPORARY VILLA  
IDEAL FOR FAMILIES

**CHF 2'950'000.-**

Parking place(s) included



11



5



~207 m<sup>2</sup>

n° ref. **18155**



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

**Charles Ducret**

+41 79 715 25 28 - Fax +41 22 888 18 17

charles.ducret@swsir.ch

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)



## 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 m<sup>2</sup>**, this spacious residence of **320 m<sup>2</sup> 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 <sup>2</sup>
Surface of parcel	~ 610 m <sup>2</sup>
Useful surface	~ 320 m <sup>2</sup>
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
- Recreation room
- 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

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



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