

# MIES



An idyllic location just outside Geneva

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**Price upon request**

Price of parking place(s) in addition



20



9



782.5 m<sup>2</sup>

n° ref. **042025**



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## SITUATION AND DESCRIPTION

Ideally located in the prestigious commune of Mies, this exceptional property stands out for its idyllic setting and preserved environment.

Nestled on a vast 7,149 m<sup>2</sup> plot, it offers a privileged green setting, guaranteeing calm and absolute privacy.

Only minutes from Lake Geneva, the property enjoys an ideal location, combining serenity and proximity to Geneva, its amenities and international airport.

Its privileged location also allows easy access to the region's renowned schools and prestigious infrastructure.

A true haven of peace where nature and elegance meet to offer an incomparable quality of life.

## **SURFACES**

Living area	782.5 m <sup>2</sup>
Surface of parcel	7149 m <sup>2</sup>
Useful surface	2107.5 m <sup>2</sup>
Total surface	2107.5 m <sup>2</sup>
Volume	10398 cbm

## **CARACTERISTICS**

Number of rooms	20
Number of bedrooms	9
Number of toilets	12
Gross living area	2107.5 m <sup>2</sup>
Year of construction	2017
Heating system	Heat pump
Domestic water heating system	Solar
Heating installation	Floor
Second home	Non authorized
Inside parking place/s	12 included
Outside parking place/s	6 included
Total nb. of parkings	18 included

## **DISTRIBUTION**

### **Ground floor**

- Entrance hall
- Living and dining room with access to terrace
- Professional kitchen
- 4 en suite bedrooms
- Apartment of 60.5 m<sup>2</sup>
- 2 guest WCs
- 2nd villa entrance
- 36.5 m<sup>2</sup> massage room
- Sauna
- Hammam
- Fitness room
- Bar
- 530 m<sup>2</sup> terrace with Jacuzzi and swimming pool

### **1st floor**

- 122 m<sup>2</sup> Master suite with a 70 m<sup>2</sup> terrace
- 3 en suite bedrooms, one with a 125 m<sup>2</sup> terrace

## **Basements**

- Teppanyaki kitchen
- Cinema
- Wine cellar 25.5 m<sup>2</sup>
- Bar attached to the 485 m<sup>2</sup> garage
- Access to the 60.5 m<sup>2</sup> apartment
- Technical rooms
- WC

## NEIGHBOURHOOD

- Villa area
- Green
- Railway station
- Child-friendly
- Primary school
- Secondary school
- International schools

## OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Visitor parking space(s)
- Swimming pool
- Jacuzzi

## INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Underground car park
- Eat-in-kitchen
- Guests lavatory
- Wine cellar
- Sauna
- Hammam
- Fitness room
- Spa
- Home cinema
- Recreationroom
- Built-in closet
- Connected thermostat
- Water softener
- Simple glazing

- Double glazing
- Bright/sunny
- With front and rear view
- Natural light

## EQUIPMENT

- Washing machine
- Dryer
- Secomat
- Connections for washing tower
- Bath
- Shower
- Central vacuum
- Ventilation
- Controlled ventilation
- Outdoor lighting
- Home automation

## FLOOR

- Parquet floor
- Marble
- Stone
- Cast floor

## CONDITION

- As new

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

### Price

**Price upon request**

### Availability

To be discussed

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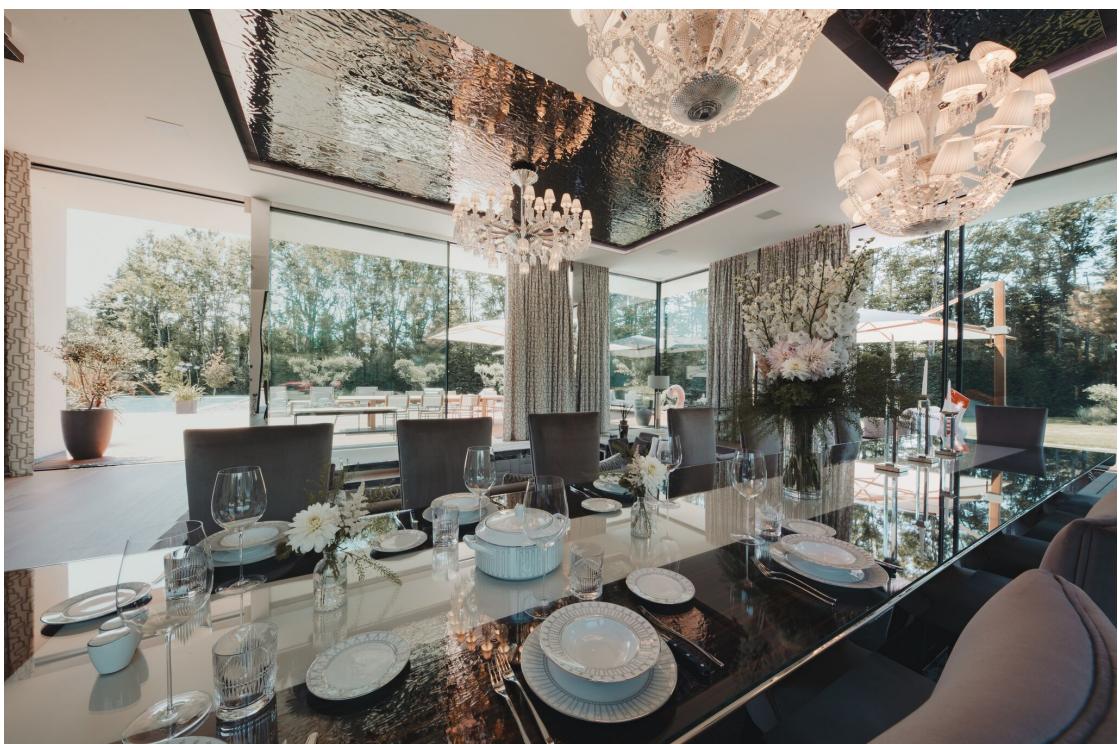
**VIEW**

- Nice view

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