

MIES



An idyllic location just outside Geneva

Price upon request

Price of parking place(s) in addition



20



9



782.5 m²

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 m² 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 ²
Surface of parcel	7149 m ²
Useful surface	2107.5 m ²
Total surface	2107.5 m ²
Volume	10398 cbm

CARACTERISTICS

Number of rooms	20
Number of bedrooms	9
Number of toilets	12
Gross living area	2107.5 m ²
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 m²
- 2 guest WCs
- 2nd villa entrance
- 36.5 m² massage room
- Sauna
- Hammam
- Fitness room
- Bar
- 530 m² terrace with Jacuzzi and swimming pool

1st floor

- 122 m² Master suite with a 70 m² terrace
- 3 en suite bedrooms, one with a 125 m² terrace

Basements

- Teppanyaki kitchen
- Cinema
- Wine cellar 25.5 m²
- Bar attached to the 485 m² garage
- Access to the 60.5 m² 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****Availability****Price upon request**

To be discussed

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VIEW

- Nice view









