



SPLENDID ARCHITECT-DESIGNED VILLA IN A GREEN SETTING

zone | 1225 Chêne-Bourg | Reference : KM 2436/4

CHF 10,500.-/month

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SPLENDID ARCHITECT-DESIGNED VILLA IN A GREEN SETTING

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Agency: Millenium Properties
Ref: KM 2436

Located in the sought-after commune of Thônex, this individual villa with its unique architectural style is sure to impress with its distinctive character, generous volumes, and peaceful, green residential surroundings.

Built in the 1970s by the architects Francioli & Fritschi, this property with its monolithic architecture offers remarkable brightness and a harmonious layout, served by a three-level elevator, each level covering approximately 137 m², topped by a flat roof.

Located on a pleasant plot of 1,183 m², it enjoys a peaceful setting, sheltered from nuisances, while being in immediate proximity to schools, shops, and transportation, ensuring an ideal quality of life for a family.

Distribution:

Ground floor:

- A welcoming entrance hall
- A bathroom with WC and storage space
- An open-plan kitchen equipped
- A large living/dining room of approximately 60 m² with a central fireplace, offering a beautiful bright living space
- A bedroom or office

CHARACTERISTICS

Reference: **KM 2436/4**

Type: **Single family house**

Availability: **To agree**

Rooms: **7**

Bedrooms: **5**

Bathrooms: **4**

Living area: **274 m²**

Useful surface: **411 m²**

Year of construction: **1970**

Heating type: **Fuel oil**

Heating installations: **Radiator, Chimney**

- An elevator and a staircase serving the different levels

Floor:

- A lift-out clearance
- A separate toilet
- A bathroom
- A children's room
- A room of about 15.80 m² with wardrobe
- A spacious master suite of approximately 24 m² with wardrobe, access to a large bathroom and a separate WC
- An additional room of approximately 15.70 m² with built-in storage

Basement:

The lower part of the villa has an independent studio equipped with a kitchen, living room, sleeping area, bathroom, and the following features:

- A boiler room
- A large laundry room of about 20 m²
- A shelter
- Two cellars (20 m² and 8 m²)
- Two archive rooms and a storage area

Exterior:

The property features a pleasant, wooded garden offering a green and intimate setting, as well as 4 outdoor parking spaces.

This unique villa represents a rare opportunity for lovers of architecture and distinctive properties, who wish to enjoy a privileged lifestyle on the outskirts of Geneva.

Rent: CHF 10,500.-

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CHARACTERISTICS

CH-1225 Chêne-Bourg | zone | **CHF 10,500.-/month**

CHARACTERISTICS

Availability	To agree	Total number of floor	1
Type	Single family house	Basement	1
Reference	KM 2436/4	Heating type	Fuel oil
Rooms	7	Heating installations	Radiator, Chimney
Bedrooms	5	Condition of the property	Good
Bathrooms	4	Standing	Standard
Number of toilets	4	Living area	274 m²
Year of construction	1970	Useful surface	411 m²
Number of terraces	1	Exterior parking	4

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Fence
- Parking
- Barbecue

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Separated lavatory
- Furnished
- Built-in closet
- Fireplace
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Microwave
- Fridge
- Freezer
- Dishwasher

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PROPERTIES

- Bath
- Alarm
- Electric gate
- Shower

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Rural

STYLE

- Modern

PICTURE(S)















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PROPERTIES





INTERIOR VIEW

