



BEAUTIFUL CONTEMPORARY FAMILY VILLA WITH A VIEW OF THE LAKE IN ANIÈRES

zone | 1247 Anières | Reference : REY- 2611

CHF 7,500.-/month

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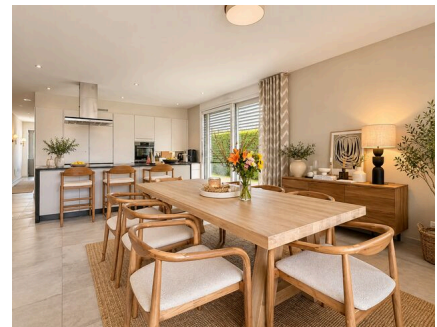
PROPERTIES

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BEAUTIFUL CONTEMPORARY FAMILY VILLA WITH A VIEW OF THE LAKE IN ANIÈRES

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Agency: Millenium Properties
Ref: REY 2611

Located in the heart of the highly sought-after village of Anières, in a privileged residential setting right next to the lake, this beautiful contemporary family villa offers a particularly pleasant living environment, nestled between Lake Geneva, vineyards, and the Geneva countryside.

The property is ideally situated for a family seeking to combine tranquility with proximity to Geneva. The village center and the lakefront are within walking distance, while the E bus provides direct access to Rive and downtown Geneva.

With a living area of approximately 200 m², the villa charms with its spacious rooms, abundant natural light, and particularly functional layout.

On the ground floor, the house is centered around a spacious living area that combines a bright living room with a wood-burning stove, a dining room, and a fully equipped open kitchen. Large picture windows naturally extend the living spaces onto a pleasant terrace offering a beautiful view of the lake.

This same level also features three bedrooms, including a beautiful master suite with direct access to the garden. The other two bedrooms share a shower room.

Upstairs, a mezzanine converted into an office space overlooks the living areas and provides access to a second terrace offering an unobstructed view of the

CHARACTERISTICS

Reference: **REY- 2611**

Type: **Single family house**

Availability: **To agree**

Rooms: **7.5**

Bedrooms: **4**

Bathrooms: **3**

Living area: **200 m²**

Ground surface: **600 m²**

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lake, creating a particularly pleasant space for working or relaxing.

The lower level perfectly complements the house with a fully equipped laundry room, a TV room/game room, as well as an additional bedroom with its own shower room and separate entrance, ideal for accommodating family, guests, or house staff. This level also features direct access to the garage.

Outside, the property features a lovely private garden and several terraces where you can fully enjoy the surroundings and the view.

A large double garage as well as two outdoor parking spaces complete the property.

For optimal everyday comfort, the villa is equipped with electric blinds and underfloor heating.

Rent: CHF 7,500

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CHARACTERISTICS

CH-1247 Anières | zone | **CHF 7,500.-/month**

CHARACTERISTICS

Availability	To agree	Number of terraces	1
Type	Single family house	Total number of floors	3
Reference	REY- 2611	Living area	200 m²
Rooms	7.5	Ground surface	600 m²
Bedrooms	4	Interior parking	2
Bathrooms	3		

CONVENIENCES

NEIGHBOURHOOD

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

OUTSIDE CONVENIENCES

- Terrace/s
- Rooftop terrace
- Garden
- Exclusive use of garden
- Parking

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Storeroom
- Swedish stove
- Double glazing
- Bright/sunny
- Animals allowed

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

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EXPOSURE

- Favourable

VIEW

- Nice view
- Lake

STANDARD

- Minergie® certified

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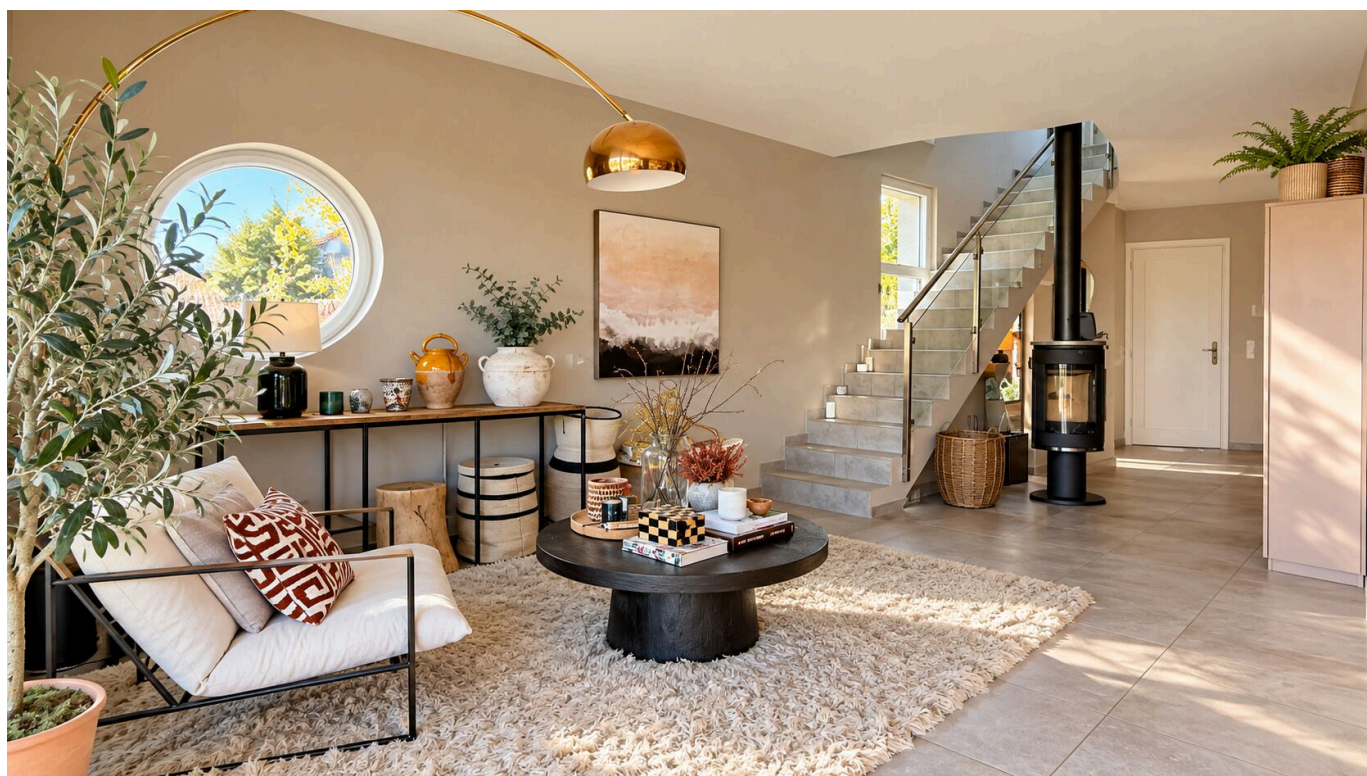
PROPERTIES

PICTURE(S)



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PROPERTIES



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PROPERTIES



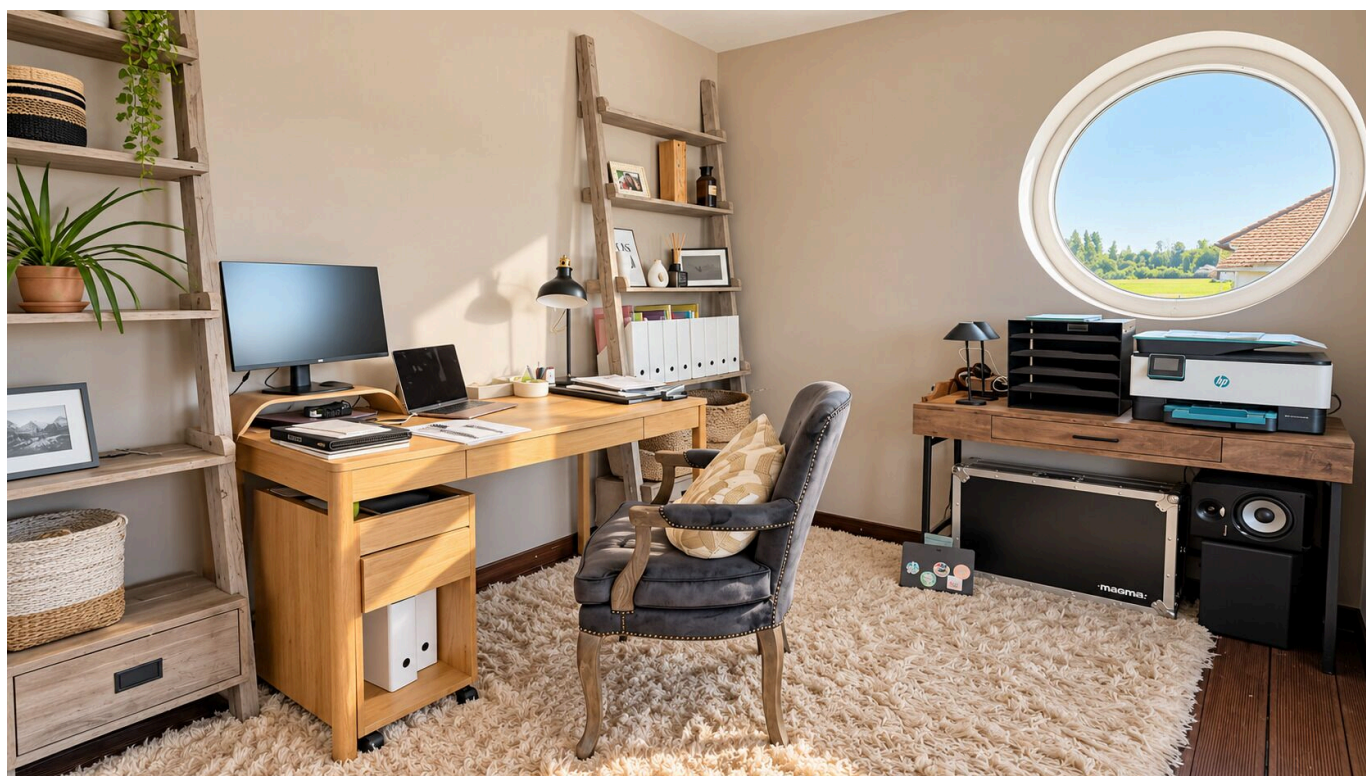
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