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PROPERTIES



A CHARMING HOUSE IN A BUCOLIC SETTING, OFFERING A RELAXED LIFESTYLE

zone | 1294 Genthod | Reference : SH/KM. 2936

CHF 5,500.-/month

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A CHARMING HOUSE IN A BUCOLIC SETTING, OFFERING A RELAXED LIFESTYLE

CH-1294 Genthod | zone | **CHF 5,500.-/month**







Agency: Millenium Properties SA
Ref: SH/KM 2396

Nestled in a lush, serene setting, this charming home captivates from the very first moment with its authentic charm, warm atmosphere, and inviting living spaces.

A true haven of peace, it offers a privileged living environment where nature is a daily presence. Its windows opening onto the garden, its light-filled spaces, and its harmonious layout create a particularly pleasant atmosphere, ideal for enjoying precious moments with family.

Combining character, comfort, and functionality, this property also features numerous additional spaces, offering great flexibility in layout to suit the needs of its future occupants.

Ground Floor:

The ground floor features inviting living spaces that open onto the outdoors and are perfect for relaxation.

- A pleasant kitchen that opens onto the living area with a dining room and a fireplace, offering a lovely view of the garden and the terrace.
- A cozy living room, perfect for sharing moments of togetherness, featuring a second fireplace.
- A versatile room that can easily be converted into an office, a reading nook,

CHARACTERISTICS

Reference: **SH/KM. 2936**
Type: **Single family house**
Availability: **01.02.2027**
Rooms: **8**
Bedrooms: **4**
Bathrooms: **3**
Living area: **~ 180 m²**
Parking spaces: **Yes, obligatory**
Heating types: **Heat pump, Solar**
Heating installation: **Radiator**

or whatever suits your needs.
- A bedroom with a balcony
- A shower room with a guest toilet.

Upper Floor:

- A first bedroom with a lovely view of the mountains.
- A shower room with a toilet.
- A second bedroom full of character, featuring a living area under the sloping roof, creating a particularly cozy atmosphere.
- A beautiful master suite with its own walk-in closet and private bathroom featuring a bathtub and toilet.

Basement:

- A separate studio-style space, offering a variety of uses.
- An unfurnished laundry room.
- A toilet with a sink.
- A cellar.
- Ample storage space.
- A pleasant sunroom, providing a true additional space to enjoy a peaceful atmosphere throughout the seasons.

The outdoor areas feature a magnificent, lush garden complete with a vegetable garden, a small pond, and a charming gazebo furnished with a relaxation area and a dining area equipped with a pizza oven.
A true haven of peace, ideal for enjoying convivial moments in a bucolic and soothing setting throughout all seasons.

The property features a heat pump heating system as well as solar panels installed on the roof, contributing to its energy efficiency.

A carport for two cars completes this property.

A charming home worth discovering—with its welcoming atmosphere, versatile spaces, and idyllic surroundings, this home has a true personality.

Availability: 02/01/2027

Rent: CHF 5,500 Garden maintenance

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CHARACTERISTICS

CH-1294 Genthod | zone | **CHF 5,500.-/month**

CHARACTERISTICS

Availability	**01.02.2027**	Basement	**1**
Type	**Single family house**	Heating types	**Heat pump, Solar**
Reference	**SH/KM. 2936**	Heating installation	**Radiator**
Rooms	**8**	Condition of the property	**Very good**
Bedrooms	**4**	Standing	**Standard**
Bathrooms	**3**	Living area	**~ 180 m²**
Number of toilets	**4**	Parking spaces	**Yes, obligatory**
Number of terraces	**1**	Exterior parking	**2**
Balcony	**1**	Covered parking	**2**
Total number of floor	**1**		

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Quiet
- Greenery
- Pond
- Fence
- Gardenhouse
- Covered parking space(s)
- Parking
- Pizza Oven

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Veranda
- Cellar
- Storeroom

- Built-in closet
- Fireplace
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Bath
- Shower
- Connections for washing tower

EXPOSURE

- Favourable

VIEW

- Nice view
- Mountains
- Alps

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PICTURE(S)





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