



FAMILY PROPERTY WITH POOL AT THE GATES OF GENEVA

zone | 74160 Saint-Julien-en-Genevois | Reference : KM- 2497/1

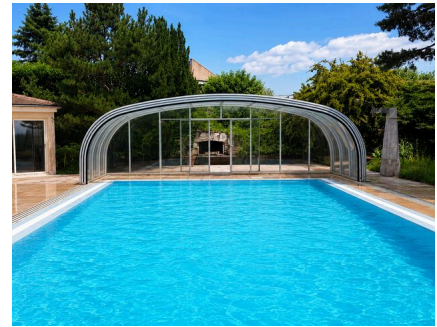
CHF 5,091.-/month

TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	6

FAMILY PROPERTY WITH POOL AT THE GATES OF GENEVA

FR-74160 Saint-Julien-en-Genevois | zone | CHF 5,091.-/month



Agency: Millenium Properties
Ref: KM 2497

Located in a quiet and green residential environment in Saint-Julien-en-Genevois, just a few minutes from Geneva and the Swiss border, this superb property offers a rare living environment combining comfort, space and privacy.

Developing about 400 m² of living space, the house is attractive because of its generous volumes and its beautiful natural light. It consists of 9 main rooms, including 7 spacious bedrooms, 5 bathrooms and 2 guest toilets.

The ground floor accommodates a spacious and warm living room as well as a large independent kitchen ideal for family life.

The lower floor also has 3 additional rooms, a kitchen and a laundry room, offering ideal additional space as needed.

Built on a beautiful 3,500 m² wooded plot, the property benefits from an exceptional exterior with many mature trees providing charm and natural freshness. You will enjoy a large 14 x 7 meter covered swimming pool, a pool house, a traditional pizza oven and an outdoor fireplace, perfect for relaxation and reception.

At the back of the garden, several sheds provide storage for wood and gardening equipment, while also offering a summer play area for children.

CHARACTERISTICS

Reference: **KM- 2497/1**

Type: **Single family house**

Availability: **01.08.2026**

Rooms: **9**

Bedrooms: **7**

Bathrooms: **5**

Living area: **400 m²**

Ground surface: **3,500 m²**

Parking spaces: **Yes, obligatory**

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PROPERTIES

An indoor parking with electric door as well as several outdoor spaces allow for parking more than 4 vehicles.

Available from August 2026, one-year lease, furnished or unfurnished rental.

Rent: 5,500.- Euros/ month

Contact:

Kari Marill-Hernandez
+41 79 572 19 97
km@milleniumproperties.ch

MILLENIUM PROPERTIES
Boulevard du théâtre 5, 1204 Geneva
<https://www.milleniumproperties.ch>
+41 22 342 44 12

CONTACT FOR VISITING

Mrs. Kari Marill-Hernandez
E-mail : km@milleniumproperties.ch
Mobile : +41 79 572 19 97

CHARACTERISTICS

FR-74160 Saint-Julien-en-Genevois | zone | **CHF 5,091.-/month**

CHARACTERISTICS

Availability	01.08.2026	Total number of floors	3
Type	Single family house	Basement	1
Reference	KM- 2497/1	Living area	400 m²
Rooms	9	Ground surface	3,500 m²
Bedrooms	7	Parking spaces	Yes, obligatory
Bathrooms	5	Interior parking	2
Increased reference rental price	CHF 0.-/month	Exterior parking	4

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Bus stop
- Child-friendly
- Near customs

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Shed
- Covered parking space(s)
- Parking
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Separated lavatory
- Bright/sunny

EQUIPMENT

- Bath
- Shower

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PROPERTIES

PICTURE(S)







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PROPERTIES

