



FAMILY PROPERTY WITH POOL AT THE GATES OF GENEVA

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

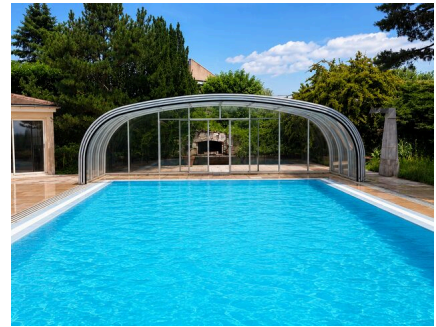
CHF 5,917.-/month

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 5,917.-/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 wooded plot of 3,500 m², the property benefits from an exceptional exterior with many mature trees providing charm and natural freshness. You will enjoy a large covered swimming pool of 14 x 7 meters, a pool house, a traditional pizza oven as well as 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**

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: 6'500.- 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 5,917.-/month**

CHARACTERISTICS

Availability	01.08.2026	Total number of floors	3
Type	Single family house	Basement	1
Reference	KM- 2497	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

