



EXCLUSIVITY – BEAUTIFUL FAMILY VILLA WITH POOL

zone | 1285 Athenaz (Avusy) | Reference : SH 2583

CHF 2,295,000.-

millenium

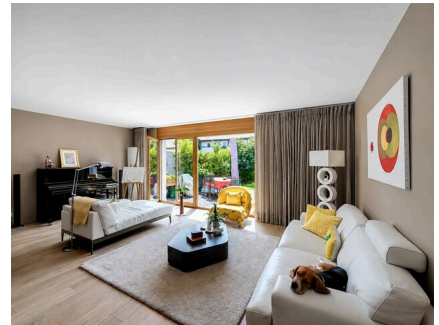
PROPERTIES

TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	6

EXCLUSIVITY – BEAUTIFUL FAMILY VILLA WITH POOL

CH-1285 Athenaz (Avusy) | zone | **CHF 2,295,000.-**



Agency: Millenium Properties Sa
Ref: SH 2583

Beautiful, spacious, and light-filled family villa located in a quiet and desirable setting. The property impresses with its high-end finishes, fine materials, and generous floor plans. Ideal for a family, it offers 5 bedrooms, 3 bathrooms/shower rooms, and a large playroom. A heated outdoor pool and high-quality amenities round out the property.

Ground Floor

- Spacious, high-end kitchen with a central island
- Ample built-in storage
- Guest restroom
- Dining room open to the kitchen and living room
- Very bright living room with access to a large southwest-facing terrace, equipped with a fabric awning
- Electric, burglar-proof awnings throughout the ground floor
- High-performance double-glazed windows

First floor

- Four bedrooms (approx. 14.5 m², 12 m², and two at 10 m² each)
- A shower room with double sinks
- A bathroom with a separate toilet.

CHARACTERISTICS

Reference: **SH 2583**

Type: **House**

Availability: **Immediate**

Rooms: **7**

Bedrooms: **5**

Bathrooms: **3**

Living area: **167 m²**

Useful surface: **250 m²**

Ground surface: **512 m²**

Volume: **867 m³**

Year of construction: **2011**

Parking spaces: **Yes, obligatory**

Heating type: **Gas**

Domestic water heating system: **Gas**

Heating installation: **Floor**

millenium

PROPERTIES

Attic

- Spacious master suite occupying the entire floor
- En-suite shower room with double sinks
- Electric blinds
- Fully heated floor

Basement

- Heated game room of 29 m²
- Laundry room of 8 m²
- Two large cellars offering ample storage space

Outdoor areas and outbuildings

- Garden of approximately 300 m² with a swimming pool and pool house
- Carport and locked garage in the basement
- Gas heating

Location

Bus stops, elementary school, market, bakery, town hall, post office, and restaurant nearby.
Rural setting, ideal for walks and a high quality of life.

Price: CHF 2,295,000

Contact:

Serge Hernandez
41 79 286 51 74
serge@milleniumproperties.ch

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

CONTACT FOR VISITING

Millenium Properties SA
Mr. Serge Hernandez
E-mail : serge@milleniumproperties.ch
Tel. : +41 22 342 44 12
Mobile : +41 79 286 51 74

CHARACTERISTICS

CH-1285 Athenaz (Avusy) | zone | **CHF 2,295,000.-**

CHARACTERISTICS

Availability	Immediate	Condition of the property	Very good
Type	House	Standing	Standard
Reference	SH 2583	Living area	167 m²
Rooms	7	Ground surface	512 m²
Bedrooms	5	Useful surface	250 m²
Bathrooms	3	Volume	867 m³
Year of construction	2011	Parking spaces	Yes, obligatory
Heating type	Gas	Interior parking	1
Heating installation	Floor	Exterior parking	2
Domestic water heating system	Gas		

millenium

PROPERTIES

PICTURE(S)



millenium

PROPERTIES

EXTERIOR VIEW



millenium

PROPERTIES

INTERIOR VIEW



millenium

PROPERTIES



millenium

PROPERTIES



millenium

PROPERTIES



millenium

PROPERTIES



millenium

PROPERTIES

