



SUPERB ARCHITECT'S VILLA ON THE HILLS OF THYEZ

zone | 74300 Thyez | Reference : MP/LR 2399

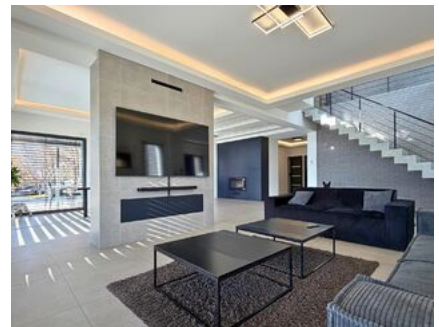
CHF 916,300.-

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SUPERB ARCHITECT'S VILLA ON THE HILLS OF THYEZ

FR-74300 Thyez | zone | **CHF 916,300.-**



Agency: Millenium Properties
Ref : LR 2399

In France, on the highly sought-after hillside of Thyez, 10 minutes from the motorway and 40 minutes from Geneva, come and discover this magnificent architect-designed villa built in 2023, combining contemporary design, generous volumes and high-end features.

Situated on a vast plot of land of approximately 2,100 m², the property enjoys a breathtaking panoramic view of the majestic surrounding peaks and the valley.

Ideally located, this villa combines absolute calm with proximity to local amenities. Just a few minutes from ski resorts and hiking trails, it is an ideal primary or secondary residence for mountain lovers seeking comfort and tranquility.

This villa of 232 m² living space is composed as follows:

On the ground floor:

- A magnificent living room, bathed in natural light,
- A fully equipped open kitchen,
- A spacious living and dining room oriented towards the outside, creating a perfect continuity between the interior and the garden,
- A master suite with bathroom and direct access to the garden,
- A functional laundry room and a wine cellar complete this level.

CHARACTERISTICS

Reference: **MP/LR 2399**

Type: **House**

Availability: **Immediate**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **4**

Living area: **232 m²**

Ground surface: **2,100 m²**

Year of construction: **2023**

Upstairs:

- A suspended glass walkway leads to a bright office with an unobstructed view,
- 3 independent suites, each with its own bathroom, toilet and private terrace.

In terms of equipment, the house benefits from underfloor heating throughout, powered by a high-performance heat pump, as well as a fireplace that provides a warm atmosphere.

A tiled, heated and secure double garage, visible from the inside of the house and accessible directly from it, completes the amenities.

The property is set on a 2,100 m² plot of land, already structured, with a built-in swimming pool (concrete structure) and a large terrace.

The exterior landscaping is still to be completed, offering the possibility of creating a fully personalized garden and landscaped spaces: pool house, technical shelter, relaxation areas, according to your wishes.

An exceptional property to personalize and discover without delay!

Price: 990,000 € agency fees included

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CHARACTERISTICS

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CHARACTERISTICS

Availability	Immediate	Greenhouse gas emission	1 KgeqCO2/m2/year
Type	House	Condition of the property	Very good
Reference	MP/LR 2399	Standing	Upmarket
Rooms	5	Living area	232 m²
Bedrooms	4	Ground surface	2,100 m²
Bathrooms	4	Interior parking	2
Year of construction	2023	Exterior parking	2
Energy consumption	47 kWhEP/m2/year		

CONVENIENCES

NEIGHBOURHOOD

- Green
- Mountains

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Parking
- Terrace/s
- Greenery
- Garage
- Garden

INSIDE CONVENIENCES

- Fireplace

EXPOSURE

- Optimal

VIEW

- Nice view
- Unobstructed
- With an open outlook
- Clear
- Valley view

STYLE

- Modern

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PROPERTIES

PICTURE(S)



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PROPERTIES



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