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PROPERTIES



EXCLUSIVE: FAMILY HOME WITH LARGE GARDEN IN NEYDENS (FRANCE)

zone | 1257 La Croix-de-Rozon | Reference : SH/MC 2291/3

CHF 726,600.-

TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	6

EXCLUSIVE: FAMILY HOME WITH LARGE GARDEN IN NEYDENS (FRANCE)

CH-1257 La Croix-de-Rozon | zone | CHF 726,600.-



Agency: Millenium Properties
Ref: SH/SCH 2291

Located in **Neydens**, this detached house offers an ideal living environment for families seeking **comfort, serenity and immediate proximity to the Swiss border**.

Situated on a **plot of over 1,000 m²**, this house has a living space of around **140 m²** and is attractive because of its generous volumes, its brightness and its green surroundings.

Ground floor garden

- Entrance with storage
- **Spacious living room bathed in light**, thanks to large bay windows opening onto the terrace and the wooded garden
- A room that can serve as an **office or guest room**
- Shower room with WC

Upstairs

- Two comfortable bedrooms
- A bathroom
- Master **bedroom** with dressing room, bathroom and private toilet

Ground floor

CHARACTERISTICS

Reference: **SH/MC 2291/3**

Type: **Single family house**

Availability: **To agree**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **3**

Living area: **140 m²**

Ground surface: **1,014 m²**

Year of construction: **1997**

Heating type: **Electricity**

Heating installation: **Radiator**

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PROPERTIES

- Three cellars offering beautiful storage spaces
- Laundry corner / technical room
- **Double garage** allowing for two vehicles to be parked

Outside

- **Large south-facing terrace**, ideal for enjoying the beautiful days
- Garden enclosed, planted and perfectly maintained
- Several outdoor parking spaces

The house benefits from **immediate proximity to amenities**: schools, shops and transport.

Its location is particularly strategic, **just 3 minutes from the A40 motorway** and the **customs posts of Croix-de-Rozon and Bardonnex**, a major asset for cross-border workers working in Geneva.

Sale price: 785,000 euros agency fees included
(Photos not contractual)

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CHARACTERISTICS

CH-1257 La Croix-de-Rozon | zone | **CHF 726,600.-**

CHARACTERISTICS

Availability	To agree	Heating type	Electricity
Type	Single family house	Heating installation	Radiator
Reference	SH/MC 2291/3	Condition of the property	Good
Rooms	5	Standing	Simple
Bedrooms	4	Living area	140 m²
Bathrooms	3	Ground surface	1,014 m²
Year of construction	1997		

CONVENIENCES

OUTSIDE CONVENIENCES

- Shed

INSIDE CONVENIENCES

- Garage
- Fireplace

PICTURE(S)





