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PROPERTIES



STUNNING, RENOVATED SINGLE-FAMILY VILLA WITH A POOL, HOT TUB

zone | 1214 Vernier | Reference : SH/KM 2965

CHF 2,750,000.-

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CH-1214 Vernier | zone | **CHF 2,750,000.-**







Agency: Millenium Properties
Ref: SH/KM 2965

Nestled in the heart of a lush, residential neighborhood, this magnificent single-family villa—completely renovated in 2023—offers a privileged living environment that combines elegance, comfort, and privacy. Close to shops, schools, and public transportation, it is ideally situated for family life while offering a peaceful setting.

From the moment you enter, the property captivates with its spacious rooms, natural light, and high-quality finishes.
The ground floor features a spacious living area comprising a cozy living room with an ethanol fireplace, an elegant dining room, and a fully equipped contemporary kitchen. The entire space opens generously onto the outdoor terraces, creating a pleasant flow between the living areas and the garden.

A true highlight of this property, **the carefully landscaped and generously wooded garden**, featuring several fruit trees, offers a magnificent, secluded green oasis. The various terraces invite you to make the most of sunny days, while the pool and wellness area with a jacuzzi add a truly relaxing dimension to this property.

The sleeping area on the garden level features four comfortable bedrooms, including a beautiful master suite with a walk-in closet and private bathroom. A second bathroom and a guest restroom complete this level.

CHARACTERISTICS

Reference: **SH/KM 2965**

Type: **Single family house**

Availability: **To agree**

Rooms: **9**

Bedrooms: **5**

Bathrooms: **3**

Flat: **1**

Living area: **240 m²**

Year of construction: **1970**

Latest renovations: **2023**

Parking spaces: **Yes, obligatory**

Heating type: **Air to water heat pump**

Domestic water heating system: **Heat pump**

Heating installation: **Radiator**

Upstairs, a second bright living room offers additional space for relaxation, ideal for a TV area or family room. This level also features a second, generously sized master suite with a beautiful private bathroom featuring a bathtub and shower. This layout provides two separate master suites, offering comfort and privacy.

The basement offers numerous possibilities for customization thanks to a large multipurpose room that can accommodate a gym, a game room, a home theater, or any other recreational space. It also includes a half-bath, a laundry room, a cellar, storage areas, and utility rooms.
A large enclosed garage with space for two vehicles rounds out the amenities of this villa.

The renovation completed in 2023 successfully combined the charm of this property with modern amenities, notably the installation of a heat pump, ensuring optimal comfort in everyday life.

With its five bedrooms—including two master suites—its generous living areas, and its magnificent outdoor spaces featuring a pool and a hot tub, this villa represents a wonderful opportunity to acquire a well-appointed family home in a particularly pleasant setting.

Aproperty best experienced during a tour to fully appreciate its spaciousness, charm, and the quality of life it offers.

Price: CHF 2,750,000

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CHARACTERISTICS

CH-1214 Vernier | zone | **CHF 2,750,000.-**

CHARACTERISTICS

Availability	**To agree**	Total number of floors	**2**
Type	**Single family house**	Basement	**1**
Reference	**SH/KM 2965**	Heating type	**Air to water heat pump**
Rooms	**9**	Heating installation	**Radiator**
Bedrooms	**5**	Domestic water heating system	**Heat pump**
Bathrooms	**3**	Condition of the property	**Very good**
Number of toilets	**4**	Standing	**Standard**
Year of construction	**1970**	Living area	**240 m²**
Latest renovations	**2023**	Parking spaces	**Yes, obligatory**
Flat	**1**	Interior parking	**2**
Number of terraces	**2**	Exterior parking	**2**

CONVENIENCES

NEIGHBOURHOOD

- Village
- Villa area
- Shops/Stores
- Bus stop
- Tram stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Garage
- Swimming pool
- Jacuzzi

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Storeroom
- Built-in closet
- Decorative fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- American Fridge
- Connections for washing tower
- Bath
- Shower
- Alarm

CONDITION

- As new

EXPOSURE

- Optimal
- All day

VIEW

- With an open outlook

STYLE

- Modern

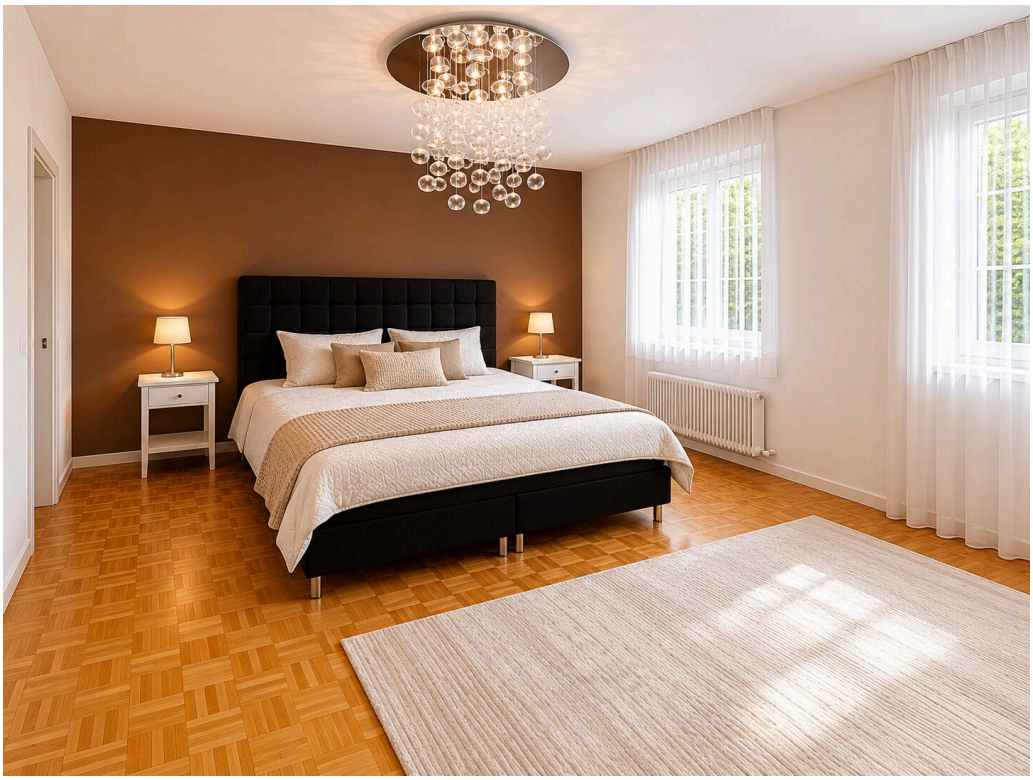
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PICTURE(S)

















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