



## **EXCLUSIVE: FAMILY HOME WITH LARGE GARDEN IN NEYDENS**

zone | 74160 Neydens | Reference : SH/MC 2291/3

**CHF 714,900.-**

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## EXCLUSIVE: FAMILY HOME WITH LARGE GARDEN IN NEYDENS

FR-74160 Neydens | zone | **CHF 714,900.-**



Agency: Millenium Properties  
Ref: SH/MC 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 **1,000 m<sup>2</sup>** plot of land, this house has a living area of approximately **140 m<sup>2</sup>** and is attractive for its generous volumes, light and green surroundings.

### Ground floor

- Entrance with storage space
- **Spacious living room bathed in light** thanks to large windows opening onto the terrace and the landscaped garden
- **Bedroom that can be used as a office or guest room**
- Shower room with WC

### First floor

- Two comfortable bedrooms
- **Bathroom**
- **Master suite with dressing room, shower room and private WC**

### Ground floor

### CHARACTERISTICS

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

Type: **Single family house**

Availability: **To agree**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **3**

Living area: **140 m<sup>2</sup>**

Ground surface: **1,014 m<sup>2</sup>**

Year of construction: **1997**

Heating type: **Electricity**

Heating installation: **Radiator**

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PROPERTIES

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

## Exterior

- **Large south-facing terrace**, ideal for enjoying the sunshine
- Surrounded by a closed, landscaped and perfectly maintained garden
- Several outdoor parking spaces

**The house is located in the immediate vicinity of all amenities:** schools, shops and public transport.

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

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## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>To agree</b>	Heating type	<b>Electricity</b>
Type	<b>Single family house</b>	Heating installation	<b>Radiator</b>
Reference	<b>SH/MC 2291/3</b>	Condition of the property	<b>Good</b>
Rooms	<b>5</b>	Standing	<b>Simple</b>
Bedrooms	<b>4</b>	Living area	<b>140 m<sup>2</sup></b>
Bathrooms	<b>3</b>	Ground surface	<b>1,014 m<sup>2</sup></b>
Year of construction	<b>1997</b>		

### CONVENIENCES

#### OUTSIDE CONVENIENCES

- Shed

#### INSIDE CONVENIENCES

- Garage
- Fireplace

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PROPERTIES

## EXTERIOR VIEW



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## INTERIOR VIEW



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