



CONTEMPORARY VILLA WITH ROOF-TOP TERRACE AND UNOBSTRUCTED VIEWS – NEAR GENEVA

zone | 74160 Collonges-sous-Salève | Reference : REY 2425

CHF 1,195,000.-

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CONTEMPORARY VILLA WITH ROOF-TOP TERRACE AND UNOBSTRUCTED VIEWS – NEAR GENEVA

FR-74160 Collonges-sous-Salève | zone | **CHF 1,195,000.-**



Agency: Millenium Properties
Ref: REY 2425

Just 10 minutes from Geneva, on the sought-after heights of Collonges-sous-Salève, this contemporary property benefits from a privileged environment, in absolute calm, without neighbors, with superb unobstructed views of the Jura and the Geneva basin.

Situated on a plot of 1,655 m², the house develops about 172 m² of living space and is attractive because of its generous volumes and large openings, offering optimal luminosity and a permanent connection to the outdoors.

Distribution:

Ground floor:

- Entrance hall
- Living room
- Open-plan kitchen with dining area
- Direct access to a terrace with pergola
- Independent WC
- Dressing
- 3 bedrooms
- 2 bathrooms

Floor:

CHARACTERISTICS

Reference: **REY 2425**

Type: **Single family house**

Availability: **To agree**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **3**

Living area: **172 m²**

Ground surface: **1,655 m²**

Year of construction: **2010**

Latest renovations: **2012**

Parking spaces: **Yes, obligatory**

Heating types: **Electricity, Wood**

Heating installations: **Radiator, Floor, Chimney**

- Open mezzanine

Basement:

- En-suite bedroom with shower room and WC
- Laundry room
- Cave
- Technical room
- Garage
- Car shelter

Located in a green and perfectly preserved environment, the property offers a tree-lined garden, providing an ideal living environment for the whole family.

A swimming pool adds to the exterior, complemented by a Nordic bath inviting to relaxation in all seasons, as well as a children's cabin.

The property also has a green roof terrace accessible from the mezzanine, which is a real asset, offering a privileged space with an exceptional unobstructed view of the Jura and Geneva.

This property perfectly combines comfort, quality services and a preserved natural setting.

A rare gem, ideal for a primary or secondary residence, in the immediate vicinity of Switzerland.

Sale price: 1,195,000 € Agency fees included

The images presented are not contractual: they illustrate the different rooms of the house with a proposed layout that allows for a better visualization of the spaces and an appreciation of their potential.

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CHARACTERISTICS

FR-74160 Collonges-sous-Salève | zone | **CHF 1,195,000.-**

CHARACTERISTICS

Availability	To agree	Basement	1
Type	Single family house	Heating types	Electricity, Wood
Reference	REY 2425	Heating installations	Radiator, Floor, Chimney
Rooms	5	Standing	Standard
Bedrooms	4	Living area	172 m²
Bathrooms	3	Ground surface	1,655 m²
Number of toilets	2	Parking spaces	Yes, obligatory
Year of construction	2010	Interior parking	2
Latest renovations	2012	Exterior parking	3
Number of terraces	2	Covered parking	3
Total number of floors	2		

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Mountains
- Child-friendly

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Rooftop terrace
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Shed
- Parking
- Carport
- Sauna
- Swimming pool

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Separated lavatory
- Dressing
- Cellar
- Storeroom
- Heating Access
- Fireplace
- Bright/sunny
- Timber frame

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PROPERTIES

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Connections for washing tower
- Shower
- Bath

ORIENTATION

- South
- West

EXPOSURE

- Favourable

VIEW

- Nice view
- Clear
- Garden
- Fields
- Forest
- Mountains
- Jura

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PROPERTIES

EXTERIOR VIEW



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PROPERTIES

INTERIOR VIEW



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