

# millenium

PROPERTIES



## **MAGNIFICENT VILLA IN MENTHON SAINT BERNARD, IMMEDIATE PROXIMITY TO ANNECY**

zone | 74290 Menthon-Saint-Bernard | Reference : KM/MC 2435

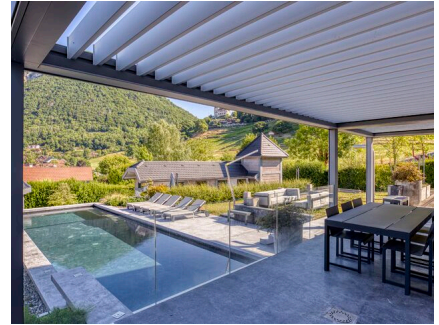
**CHF 2,578,000.-**

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## MAGNIFICENT VILLA IN MENTHON SAINT BERNARD, IMMEDIATE PROXIMITY TO ANNECY

FR-74290 Menthon-Saint-Bernard | zone | **CHF 2,578,000.-**



Agency: Millenium Properties  
Ref: KM/MC 2435

Located in a privileged environment in Menthon-Saint-Bernard, just a stone's throw from the castle, this fully renovated property develops about 295 m<sup>2</sup> and is attractive because of its quality features.

Designed for comfort and well-being, it offers a swimming pool, an outdoor kitchen, a pergola controlled by home automation, an outdoor Bose audio system, and a lift serving the different levels.

The property is organized as follows:

On the ground floor: an independent apartment, ideal for receiving family or friends, can accommodate up to 4 people. It includes two en-suite bedrooms, an equipped kitchen and a pleasant living room.

On the 1st floor: a landing with storage leads to four en-suite bedrooms, each offering comfort and privacy.

On the top floor: you will discover a superb living room bathed in light, with an open-plan fully equipped kitchen. This space opens onto a terrace offering an exceptional panoramic view of the lake and the mountains. Separate toilets and a pantry complete this level.

In dependence, an additional independent space, with kitchen and bathroom,

### CHARACTERISTICS

Reference: **KM/MC 2435**

Type: **Single family house**

Availability: **Immediate**

Rooms: **8**

Bedrooms: **7**

Heating installation: **Floor**

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allows to comfortably accommodate two people

Rare on the market, this exceptional property will suit both a primary residence and a secondary residence, or even a high-end rental investment project.

**Price:** 2,800,000 € agency fees included

**Contact :**

Mathilde Cassard  
+41 79 262 70 61  
mathilde@milleniumproperties.ch

**MILLENIUUM PROPERTIES**

Boulevard du Théâtre 5, 1204 Geneva  
<https://www.milleniumproperties.ch>  
+41 22 342 44 12

**CONTACT FOR VISITING**

Mrs. Mathilde Cassard  
E-mail : [mathilde@milleniumproperties.ch](mailto:mathilde@milleniumproperties.ch)  
Mobile : +41 79 262 70 61

## CHARACTERISTICS

FR-74290 Menthon-Saint-Bernard | zone | **CHF 2,578,000.-**

### CHARACTERISTICS

Availability	<b>Immediate</b>	Bedrooms	<b>7</b>
Type	<b>Single family house</b>	Heating installation	<b>Floor</b>
Reference	<b>KM/MC 2435</b>	Condition of the property	<b>Very good</b>
Rooms	<b>8</b>	Standing	<b>Standard</b>

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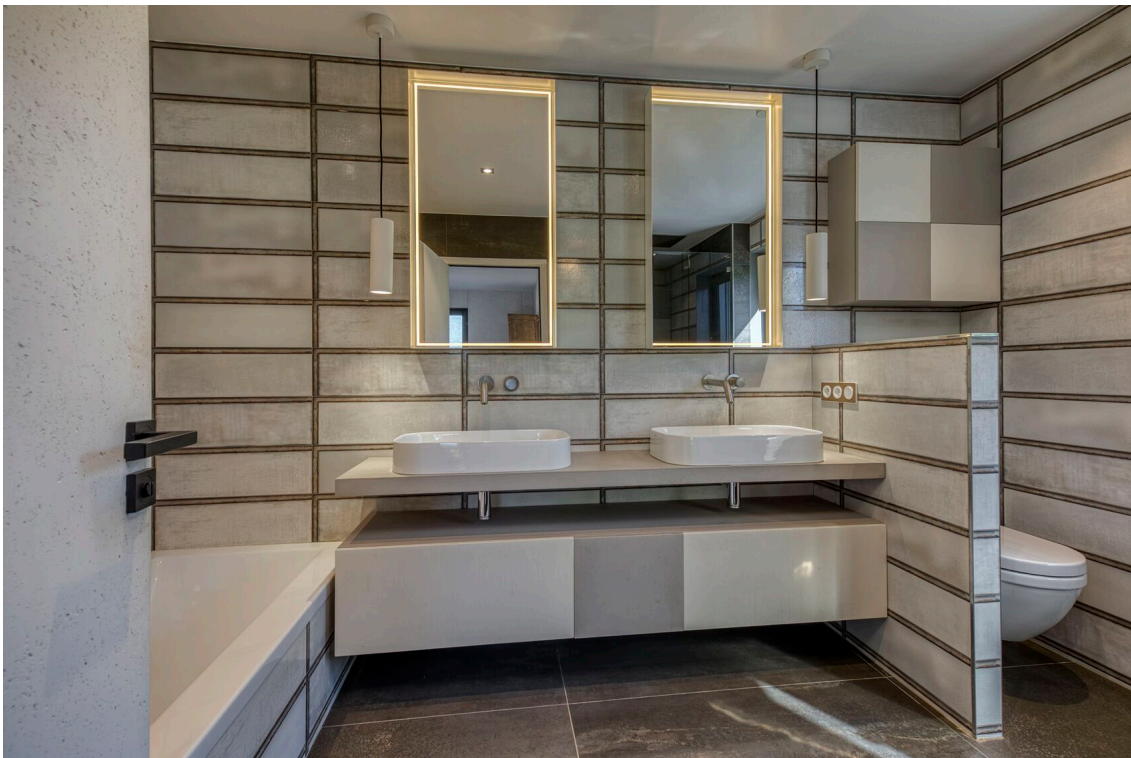
## EXTERIOR VIEW



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## INTERIOR VIEW



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