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PROPERTIES



EXCEPTIONAL PROPERTY WITH PREMIUM SERVICES IN JUVIGNAC

zone | 34990 Juvignac | Reference : SH 2450

CHF 1,003,000.-

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EXCEPTIONAL PROPERTY WITH PREMIUM SERVICES IN JUVIGNAC

FR-34990 Juvignac | zone | **CHF 1,003,000.-**



Agency: Millenium Properties
Ref: SH 2450

Located in the highly sought-after La Plaine district of Juvignac, very close to the town center, shops and schools, this exceptional villa develops 361 m², in the heart of a quiet and green environment.

From the entrance, the property impresses with its impressive volumes and omnipresent luminosity.

The living area of approximately 100 m² is the heart of the house: a warm space that brings together a living room with a fireplace, a cozy dining room and a fully equipped open kitchen, all extended by large openings onto the terraces and the garden.

A bar area as well as a superb wine cellar in the basement complete this space dedicated to reception.

The night area offers absolute comfort with a magnificent 63 m² master suite with a large dressing room and its own private bathroom, enhanced by a mezzanine of approximately 20 m².

A second suite with bathroom and a third bedroom complete this space, designed to preserve the privacy of each individual.

The villa also offers a real wellness area with an indoor pool and a jacuzzi area,

CHARACTERISTICS

Reference: **SH 2450**

Type: **Single family house**

Availability: **To agree**

Rooms: **6**

Bedrooms: **4**

Bathrooms: **3**

Living area: **316 m²**

Ground surface: **1,831 m²**

Year of construction: **1983**

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allowing you to enjoy moments of relaxation throughout the year.

Outside, the spaces have been designed to take full advantage of the living environment: convivial terraces, landscaped garden and a second pool perfectly integrated.

A charming 22 m² tiny house outbuilding completes this property, offering an independent apartment with living room, kitchen, bedroom, bathroom with toilet and private terrace, ideal for entertaining or self-contained accommodation.

A rare property with high-end amenities, combining elegance, comfort and quality of life in a privileged environment.

Sale price: 1,085,000€

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CHARACTERISTICS

FR-34990 Juvignac | zone | **CHF 1,003,000.-**

CHARACTERISTICS

Availability	To agree	Year of construction	1983
Type	Single family house	Number of terraces	3
Reference	SH 2450	Total number of floors	3
Rooms	6	Living area	316 m²
Bedrooms	4	Ground surface	1,831 m²
Bathrooms	3	Interior parking	1
Number of toilets	3	Exterior parking	5

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Villa area
- Bus stop
- Village
- Green
- Tram stop

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Parking
- Garden
- Loggia
- Swimming pool
- Exclusive use of garden
- Annex

INSIDE CONVENIENCES

- Garage
- Cellar
- Jacuzzi
- Open kitchen
- Wine cellar
- Swimming pool
- Guests lavatory
- Storeroom
- Bright/sunny

EQUIPMENT

- Furnished kitchen

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

- Nice view

PICTURE(S)



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