



## **VILLA WITH PANORAMIC VIEWS OF LAKE GENEVA AND MONT BLANC**

zone | 01170 Gex | Reference : KM 2533

**CHF 1,180,000.-**

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## VILLA WITH PANORAMIC VIEWS OF LAKE GENEVA AND MONT BLANC

FR-01170 Gex | zone | **CHF 1,180,000.-**



Agency: Millenium Properties  
Ref: KM 2533

In one of the most sought-after residential areas of Gex, this elegant single-family property offers a privilege that has become rare: a spectacular and permanent view of Lake Geneva, Geneva and the Mont-Blanc mountain range.

Built on a beautiful wooded plot, this villa combines generous volumes, absolute privacy and development potential, just a few minutes from international organizations, CERN and Geneva International Airport.

Each reception room enjoys remarkable brightness and opens onto a green environment where the pool, terraces and outdoor spaces invite you to fully enjoy an exceptional living environment.

The major assets

- Stunning panoramic view of Lake Geneva and Mont Blanc
- Swimming pool in a landscaped environment
- Land offering privacy and tranquility
- Highly sought-after residential area of Gex
- In the immediate vicinity of Geneva, CERN and international organizations
- Potential for creating an independent apartment
- Divisible plot allowing the construction of a second villa or an outbuilding (subject to administrative authorizations)
- Excellent heritage and development potential

### CHARACTERISTICS

Reference: **KM 2533**

Type: **Single family house**

Availability: **To agree**

Rooms: **9**

Bedrooms: **4**

Bathrooms: **3**

Living area: **203.2 m<sup>2</sup>**

Ground surface: **1,753 m<sup>2</sup>**

Heating types: **Electricity, Wood**

Heating installations: **Radiator, Stove**

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PROPERTIES

- Fireplace, veranda and large reception spaces
- Numerous terraces and outdoor spaces

Distribution:

Ground floor

- Independent entrance
- Room with private bathroom
- Direct access to the terrace and garden
- Exceptional view of the lake
- Very large cellar
- Possibility of creating an independent apartment

Ground floor

- Independent entrance
- Entrance hall
- Visitor toilet
- Large laundry room
- Large living room with fireplace
- Dining room
- Semi-open kitchen
- Veranda open to the garden and pool
- Large bay windows offering a permanent view of the surrounding landscape

floor

- Independent entrance
- Hall with storage
- Two bedrooms
- Bathroom with shower and toilet
- Master bedroom suite with full bathroom
- Private balcony
- Panoramic view of the garden, the lake and the Mont-Blanc mountain

This property enjoys an ideal location for international families and executives working in Geneva.

- CERN: about 15 minutes
- International organizations: about 20 minutes
- Geneva International Airport: about 20 minutes
- International schools and shops in the immediate vicinity
- Quick access to Geneva while enjoying the peace and quiet and quality of life of the Pays de Gex

A rare opportunity

Beyond its exceptional residential qualities, this property stands out for its unique development potential thanks to the divisibility of the plot.

Price: 1,180.000 euros

Contact:

Kari Marill Hernandez  
+41 79 572 19 97  
km@milleniumproperties.ch

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PROPERTIES

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

## **CONTACT FOR VISITING**

Mrs. Kari Marill-Hernandez  
E-mail : [km@milleniumproperties.ch](mailto:km@milleniumproperties.ch)  
Mobile : +41 79 572 19 97

## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>To agree</b>	Heating types	<b>Electricity, Wood</b>
Type	<b>Single family house</b>	Heating installations	<b>Radiator, Stove</b>
Reference	<b>KM 2533</b>	Living area	<b>203.2 m<sup>2</sup></b>
Rooms	<b>9</b>	Ground surface	<b>1,753 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Interior parking	<b>1</b>
Bathrooms	<b>3</b>	Exterior parking	<b>4</b>
Number of toilets	<b>4</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- Villa area
- Green
- Mountains
- Lake
- Residential area

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Loggia
- Greenery
- Fence
- Shed
- Garage

#### EXPOSURE

- Optimal

#### VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- Rural
- Lake
- Garden
- Mountains
- Alps

#### STYLE

- Classic
- Mediterranean

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PROPERTIES

**PICTURE(S)**



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PROPERTIES



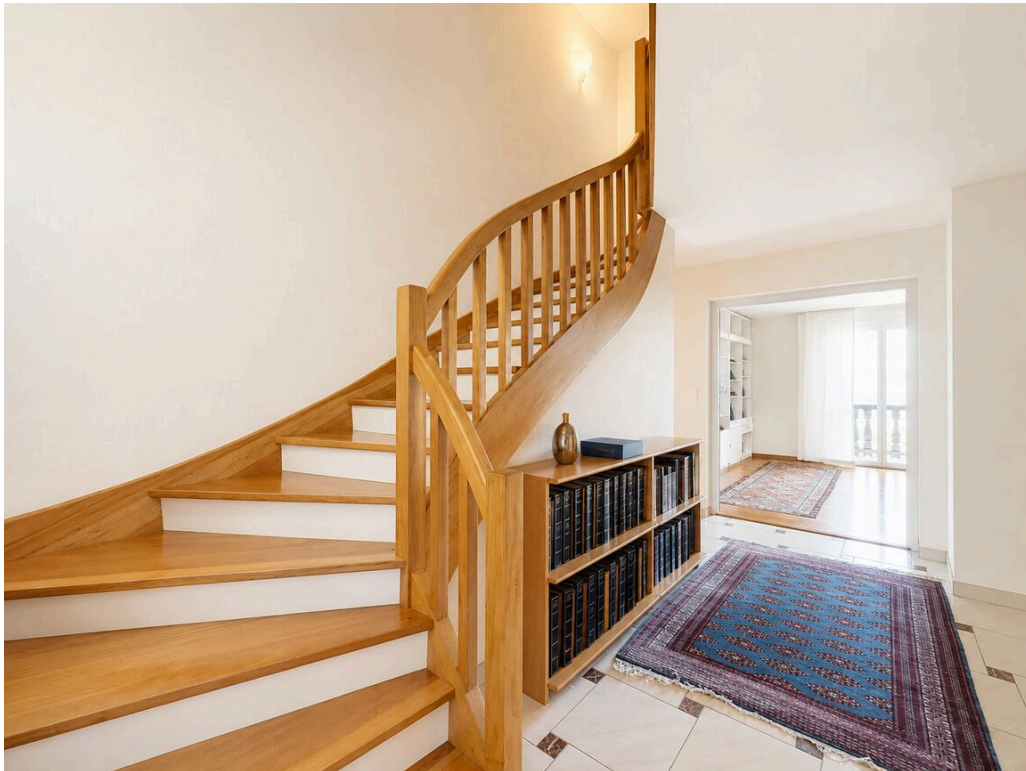
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