



## UNIQUE PROPERTY FOR SALE IN NERNIER

zone | 74140 Nernier | Reference : MC 2359

**CHF 12,200,000.-**

## TABLE OF CONTENTS

Description page	3
Page location and distances	5
Detailed characteristics and conveniences	6
Big pictures	7

## UNIQUE PROPERTY FOR SALE IN NERNIER

FR-74140 Nernier | zone | **CHF 12,200,000.-**



Agency: Millenium Properties  
Ref: MC 2359

Nestled in an exceptional setting in Nernier, just a stone's throw from Lake Geneva, this sumptuous contemporary villa is set on a rare plot of around 10,000m<sup>2</sup>, offering absolute peace and quiet, privacy and unobstructed views.

Spread over three levels, the property is a real delight, with its generous volumes, luxurious finishes and perfect harmony between interior and exterior living spaces.

Ground floor – Main level:

As you enter, you are immediately struck by the vast, light-filled reception area, comprising a living room, a lounge and a dining room of remarkable proportions. The open-plan kitchen, fully equipped, is elegantly integrated into the overall design and includes a convivial TV area.

A gas fireplace adds a warm touch to the space.

The whole area opens out onto the exterior, inviting you to make the most of the landscaped park.

First floor:

The first floor accommodates three en-suite bedrooms, each with its own shower room and dressing room, providing the utmost comfort for each occupant. The Master bedroom, the real pièce de résistance, boasts a spacious dressing

### CHARACTERISTICS

Reference: **MC 2359**

Type: **Villa**

Availability: **Immediate**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **4**

Living area: **600 m<sup>2</sup>**

Ground surface: **100,000 m<sup>2</sup>**

Year of construction: **2022**

Heating installation: **Floor**

# millenium

PROPERTIES

room, a full bathroom with shower and bath, and opens onto a large terrace with a view of the lake.

Level -1:

This level, entirely dedicated to well-being and leisure, offers a magnificent 4x12m heated indoor pool, complemented by a sauna/hammam area, a fitness room.

Four multi-purpose rooms can be used as a gym, home cinema, office or additional bedrooms, as required.

A spacious garage can accommodate five to six vehicles, with many outdoor parking spaces at the front of the property.

Outdoors:

The perfectly sized park also accommodates a **outdoor pool**, offering an idyllic setting for sunny days, in an atmosphere of discreet luxury and total serenity.

Sale price: 13,500,000 euros (including agency fees)

Contact:

Mathilde Cassard  
+41 79 262 70 61  
+33 6 02 04 22 93  
mathilde@milleniumproperties.ch

## MILLENIMUM 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

# millenium

PROPERTIES

## LOCATION

FR-74140 Nernier | zone | **CHF 12,200,000.-**



				
Public transports	715 m	10 min.	10 min.	2 min.
Primary school	971 m	20 min.	20 min.	4 min.
Stores	5.39 km	57 min.	57 min.	58 min.
Restaurants	696 m	16 min.	16 min.	5 min.

## CHARACTERISTICS

FR-74140 Nernier | zone | **CHF 12,200,000.-**

### CHARACTERISTICS

Availability	<b>Immediate</b>	Year of construction	<b>2022</b>
Type	<b>Villa</b>	Heating installation	<b>Floor</b>
Reference	<b>MC 2359</b>	Condition of the property	<b>Very good</b>
Rooms	<b>5</b>	Standing	<b>Upmarket</b>
Bedrooms	<b>4</b>	Living area	<b>600 m<sup>2</sup></b>
Bathrooms	<b>4</b>	Ground surface	<b>100,000 m<sup>2</sup></b>

# millenium

PROPERTIES

## INTERIOR VIEW



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES

**PICTURE(S)**



# millenium

PROPERTIES

## EXTERIOR VIEW



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES

