



UNIQUE PROPERTY FOR SALE IN NERNIER

zone | 74140 Nernier | Reference : SH/MC 2359

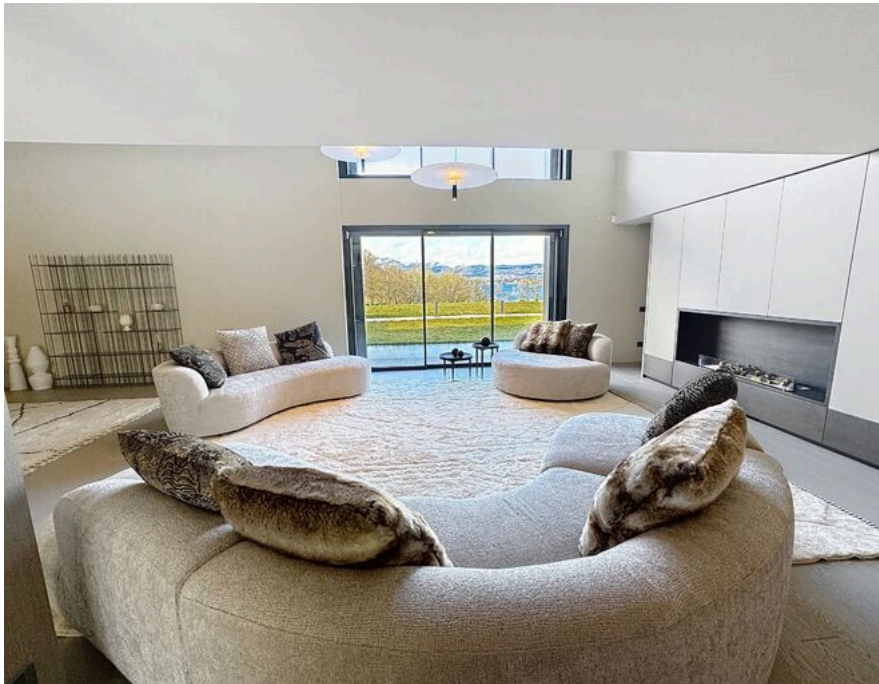
Price upon request

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 | **Price upon request**



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 extends over a rare plot of about 10,000m², offering absolute calm, privacy and unobstructed views.

Developed on three levels, the property is attractive due to its generous volumes, luxurious amenities and perfect harmony between interior and exterior living spaces.

Ground floor – Main level:

Upon entering, you discover a vast, light-filled reception area consisting of a living room, a lounge, and a dining room of remarkable proportions. The fully equipped open kitchen is elegantly integrated into the whole and is accompanied by a convivial TV corner. A gas fireplace adds a warm touch to this space. The whole opens up widely to the outdoors, inviting you to take full advantage of the landscaped park.

Floor 1:

The first floor has three en-suite bedrooms, each with its own shower room and dressing room, providing optimal comfort for each occupant. The Master bedroom, the real centerpiece of the house, has a spacious dressing

CHARACTERISTICS

Reference: **SH/MC 2359**

Type: **Villa**

Availability: **Immediate**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **4**

Living area: **600 m²**

Ground surface: **100,000 m²**

Year of construction: **2022**

Heating installation: **Floor**

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

Level -1:

Completely dedicated to well-being and leisure, this level offers a magnificent 4x12 meter heated indoor pool, complemented by a sauna/steam room area and a fitness room. Four versatile rooms allow you to imagine a gym, home cinema, offices or additional bedrooms, depending on your needs.

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

Outside:

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

Selling price: 13,500,000 euros (agency fees included)

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LOCATION

FR-74140 Nernier | zone | **Price upon request**



				
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

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CHARACTERISTICS

Availability	Immediate	Year of construction	2022
Type	Villa	Heating installation	Floor
Reference	SH/MC 2359	Condition of the property	Very good
Rooms	5	Standing	Upmarket
Bedrooms	4	Living area	600 m²
Bathrooms	4	Ground surface	100,000 m²

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INTERIOR VIEW



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PICTURE(S)



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EXTERIOR VIEW



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