



## EXCEPTIONAL VILLA

zone | 74140 Nernier | Reference : JD 2507/1

**Price upon request**

## TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	6

## EXCEPTIONAL VILLA

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



French  
Agency: Millenium Properties  
Ref: JD 2507

Nestled in a privileged residential environment on the shores of Lake Geneva, just a few minutes from the Swiss border, this sumptuous Tuscan-inspired property develops nearly 1000 m<sup>2</sup> of living space at the heart of a landscaped domain of about one hectare.

Behind its secure gates, the property reveals exceptional volumes and elegant architecture combining classic refinement and high-end features. From the entrance, a majestic cathedral-style hall with a monumental staircase sets the tone for a property designed for discerning clients.

The reception spaces, bathed in light thanks to large arched openings, offer a unique atmosphere with a spectacular double reception room with ceilings 4 meters high, extended by a terrace and perfectly maintained gardens with panoramic views of Lake Geneva and the Swiss reliefs.

The property includes several suites, including a remarkable master suite of approximately 100 m<sup>2</sup> with a private lounge, double dressing room, bathroom inspired by the Versace universe and a balcony overlooking the park and the lake.

Designed for an exclusive lifestyle, the villa also has a large basement that can accommodate up to 10 vehicles, a wine cellar, a carnotzet, as well as numerous

### CHARACTERISTICS

Reference: **JD 2507/1**

Type: **Villa**

Availability: **Immediate**

Rooms: **12.5**

Bedrooms: **7**

Living area: **1,000 m<sup>2</sup>**

Parking spaces: **Yes, obligatory**

# millenium

PROPERTIES

modern amenities that ensure comfort, discretion and security.

A rare property on the market, combining prestige, confidentiality and immediate proximity to Geneva.

Full file and private viewing available upon request at MILLENIUM PROPERTIES.

Price on request.

Contact:

Joel Dehaese  
joel@milleniumproperties.ch  
+41 79 760 46 21

Millenium Properties SA  
Boulevard du Théâtre 5, 1204 Geneva  
www.milleniumproperties.ch  
+41 22 342 44 12

## **CONTACT FOR VISITING**

Mrs. Florence ZOUARI-EPAILLY  
E-mail : florence@milleniumproperties.ch  
Mobile : +41 79 633 81 39

## CHARACTERISTICS

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

### CHARACTERISTICS

Availability	<b>Immediate</b>	Condition of the property	<b>Very good</b>
Type	<b>Villa</b>	Standing	<b>Upmarket</b>
Reference	<b>JD 2507/1</b>	Living area	<b>1,000 m<sup>2</sup></b>
Rooms	<b>12.5</b>	Parking spaces	<b>Yes, obligatory</b>
Bedrooms	<b>7</b>	Interior parking	<b>10</b>

### CONVENIENCES

#### NEIGHBOURHOOD

- Villa area
- Green
- Bus stop
- Park
- Lake

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Exclusive use of garden
- Greenery
- Garden
- Quiet
- Parking

#### INSIDE CONVENIENCES

- Without elevator
- Dressing
- Wine cellar
- Underground car park
- Pantry
- Carnotzet
- Guests lavatory
- Cellar
- With character

#### VIEW

- Nice view
- Lake
- Park
- Clear
- Garden
- Fields
- Unobstructed

#### STYLE

- Atypical house

# millenium

PROPERTIES

PICTURE(S)



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES



# millenium

PROPERTIES

