



Magnifique Propriété à Vandoeuvres

Vandoeuvres

Prix de vente : CHF 11'900'000.-

Présentation

In the peaceful municipality of Vandœuvres, this property is nestled in a quiet residential area, just a few minutes from the amenities of Vandœuvres and Cologny (schools, small shops, and public transport), and 15 minutes from downtown Geneva.

Land :

Close to the golf course, this approximately 2,700 m² plot is beautifully landscaped and benefits from an additional wooded area (for exclusive use) of 700 m², integrated into the overall property, providing preserved privacy. The stunning garden, featuring a beautiful swimming pool, is predominantly oriented towards the South-Southwest. A spacious entrance courtyard adds undeniable quality to this residence.

Building :

With a classic architecture, built in 1985 and renovated in 2000 with high-quality materials, this bright residence extends over approximately 445 m² of living space, including an outbuilding for a useful area of about 640 m², including the basement. The total volume is approximately 2,050 m³, also including the garages.

Layout:

Ground Floor

Grand entrance hall with coat closet

Guest toilets

Spacious living room with fireplace and access to the terrace and garden

Dining room with sliding doors and access to the terrace and garden

Large kitchen with dining area

Office with direct access to the entrance courtyard

First Floor

Mezzanine serving as a distribution hall

Large master bedroom with en-suite bathroom and dressing room

2 additional bedrooms

2 bathrooms

1 bedroom (dressing room) with ample storage

Basement

Distribution hall

Large multifunctional room (game room, home cinema, etc.)

2 bedrooms with awning windows

1 bathroom

- 1 pantry
- 1 climate-controlled wine cellar
- 1 linen room and passage room
- 1 air-raïd shelter
- 1 technical room with gas boiler (installed in 2016)
- 1 technical room for pool machinery
- 1 shower room with direct access to the outside/pool
- Outbuilding (above the garages)

- Living room with kitchenette
- 2 bedrooms
- 1 bathroom
- 1 storage room with cabinets
- Exterior

- Large entrance courtyard with automatic gate and pedestrian access
- Lighting by street lamps
- Carefully landscaped and fenced garden
- Beautiful heated swimming pool with automatic cover (replaced in 2022)
- Garages with automatic doors
- Additional Features

- Intercom and alarm system
- Solar blinds
- Underfloor heating on the ground floor, radiators on the first floor and basement
- 700 m² of the plot is designated for use only (no building rights) along the path.

445.00 m²
Surface

8.00
Pièces

Galerie



Informations techniques

Transaction

Type	Maison/Villa
Disponibilité	À convenir

Surfaces

Pièces	8
Salle de bain	5
Surface habitable	445 m²
Surface du terrain	3454 m²