COLDWELL BANKER
EUROPA REALTY

House Prévessin-Moëns 220 m²



SALE PRICE : 1 250 000 €

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DESCRIPTION

At Prévessin-Moëns, in a peaceful, green and private setting with no overlooking neighbours, discover this home designed to offer a rare family lifestyle just moments from Geneva.

Located in a sought-after area of the Pays de Gex, this property will particularly appeal to those working in Geneva or Switzerland who are looking for a calmer daily life, with space, natural light and a true outdoor environment.

Set on a beautiful landscaped plot of approximately 3,700 sqm, the house enjoys a bucolic setting, an open view of the Jura, a south-facing swimming pool and a large terrace opening onto the garden. An ideal environment for a family seeking both proximity to the Swiss border and the comfort of a recent home with generous volumes.

The property offers approximately 180 sqm of living space, complemented by nearly 40 sqm of additional storage and utility areas.

On the ground floor, the living area of approximately 75 sqm provides a beautiful reception space, bright and open to the outdoors. The new open-plan Schmidt kitchen blends perfectly into this warm and welcoming living area. The south-facing terrace naturally extends the living room towards the garden and swimming pool.

Upstairs, the night area includes a master suite with dressing room, shower room and WC, as well as two bedrooms with mezzanine levels, ideal for children, an office or a play area. A spacious bathroom with bathtub and WC completes this floor.

The lower ground floor offers additional flexibility with a bedroom, a shower room with WC, a separate WC, a room that could be used as an additional bedroom, playroom, office or sports area, as well as a technical room and several storage spaces.

Outside, the courtyard allows easy parking for several vehicles. The garden, swimming pool, south-facing terrace and absence of overlooking neighbours create a particularly pleasant living environment, rare in this area.

The property’s features further enhance its comfort: recent construction, underfloor heating, individual gas condensing heating system, excellent natural light, generous volumes, swimming pool, large landscaped plot and open views of the Jura.

An ideal family home in Prévessin-Moëns, close to Geneva, the Swiss border and the amenities of the Pays de Gex, for those seeking the perfect balance between a cross-border professional lifestyle and peaceful everyday living.

Information regarding the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Coldwell Banker Désormière Realty is at your disposal to assist you with your purchase, sale or valuation project in Prévessin-Moëns, the Pays de Gex and the surrounding areas.

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FEATURES

Property type:	House	Area:	220.0 m²	Property tax:	€2.00
Number of rooms:	7 rooms	Number of bedrooms:	4 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 150

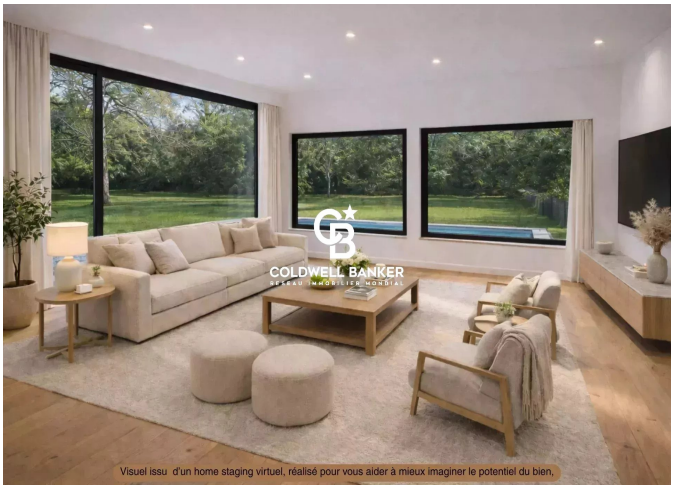
Greenhouse gas emissions (GHG) index: C 14

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