COLDWELL BANKER
EUROPA REALTY

House Monnetier-Mornex 312 m²



SALE PRICE : 1 249 000 €

EMAIL : MAICA.DESORMIERE@COLDWELLBANKER.FR

1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

I am pleased to present a home designed for buyers looking for more than just square meters: a true lifestyle, peace and quiet, generous space, and immediate proximity to Geneva.

Located in **Monnetier-Mornex**, in a sought-after area close to the Swiss border, the golf course, and the main routes into Geneva, this property offers approximately **202 sqm of living space** and sits on a beautifully landscaped plot of **2,871 sqm**, with open views over the surrounding mountains.

What you immediately feel when arriving is the setting. The garden is mature, carefully maintained, and offers real privacy, creating a genuine sense of openness and calm. For a family, this is exactly the kind of property where you can enjoy the outdoors every day, entertain guests, let children play, or simply appreciate the quiet after a working day.

The house offers generous living volumes. The main reception room is bright and opens onto the terrace and veranda through large bay windows. The view over the mountain ranges creates a very pleasant atmosphere, while the fireplace brings warmth and character to the living area.

The night area includes a **master suite with exposed beams**, two additional bedrooms, a shower room, as well as a mezzanine with a stove.

The basement also provides real everyday comfort. It includes a wellness area with **sauna** and **steam bath**, a **fitness room**, a large versatile room that can be used as a workshop or leisure space, as well as a laundry room, wine cellar, and boiler room.

Outside, the **terrace** and **heated swimming pool** allow you to fully enjoy the natural surroundings. This is a major asset for anyone looking for a family home with beautiful outdoor spaces close to Geneva.

Another important advantage: the property also includes an **independent apartment of approximately 30 sqm**. It can be used to welcome family, accommodate a relative, create an independent space for a teenager, host guests, or even consider a rental use depending on your plans.

This home is particularly well suited to a family or buyers working in Switzerland who wish to remain close to Geneva while enjoying a quieter, more residential, and more natural environment.

If you are looking for a home in Monnetier-Mornex with generous volumes, a large plot, a heated swimming pool, an independent apartment, and quick access to the Swiss border, this property clearly deserves your attention.

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 real estate project in Monnetier-Mornex, near Geneva, and throughout the border area.

1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	House	Area:	312.0 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	3 bedrooms		

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 163

Greenhouse gas emissions (GHG) index: D 35

1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr