COLDWELL BANKER
EUROPA REALTY

House Vétraz-Monthoux 190 m²




SALE PRICE : 1 120 000 €

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## DESCRIPTION

Nestled in a prime, leafy setting in Vétraz-Monthoux, discover this beautiful family villa of approximately 285 m². It sits on a magnificent, enclosed plot of 3,185 m² featuring mature trees and offering an exceptional view of Geneva and its Jet d'Eau.

Located close to the Swiss border and Geneva, this character-filled property will appeal to those who value space and tranquility and are looking for a home with a pool in Vétraz-Monthoux, while remaining convenient to amenities and major transport routes.

Spanning three levels—including the basement—the house offers spacious interiors and a layout perfectly suited to family life.

The main level centers around a vast, light-filled living room with a fireplace, creating a warm and welcoming atmosphere.

The modern, recently installed, and fully equipped kitchen also features a wood-burning stove and opens directly onto a pleasant southwest-facing terrace—an ideal spot to enjoy sunny days and admire the sunsets.

The sleeping area comprises five bedrooms, offering plenty of layout options to suit your needs: children's rooms, a home office, a guest room, a playroom, and more.

Outside, the superb 3,185 m² plot—fully fenced and beautifully landscaped with mature trees—offers a lush, private haven.

Above all, the property boasts a rare asset for the area: an unobstructed panoramic view of Geneva, with the Jet d'Eau clearly in sight.

A large swimming pool, equipped with a counter-current system and protected by a glass enclosure, completes the amenities, allowing for an extended swimming season.

The villa also features a double garage and a courtyard with ample parking space for several vehicles. Finally, a self-contained studio with a private entrance adds significant value. It offers the flexibility to host family or friends independently, serve as a home office, or generate rental income.

A rare property in Vétraz-Monthoux, featuring 285 m² of living space, 5 bedrooms, a swimming pool, expansive grounds, a self-contained studio, and views of Geneva—all set in a quiet, leafy environment right next to the Swiss border.

An ideal home for balancing family life, nature, and proximity to Geneva. A must-see.

House for sale in Vétraz-Monthoux, house with garden near Geneva, house near Swiss border, buying a house, Vétraz-Monthoux real estate, house near Lake Geneva.

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

The Coldwell Banker Désormière Realty agency is at your disposal to assist with the sale or valuation of your property in Vétraz-Monthoux and the surrounding area.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 190.0 m² | Property tax: | €1.00 |
| Number of rooms: | 6 rooms | Number of bedrooms: | 6 bedrooms | | |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 278

Greenhouse gas emissions (GHG) index: E 55

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