COLDWELL BANKER
EUROPA REALTY

House Vétraz-Monthoux 180 m²



SALE PRICE : 1 250 000 €

EMAIL : MAICA.DESORMIERE@COLDWELLBANKER.FR

1 Rue du faucigny
France, 74100, Annemasse

PHONE : +33450841107
maica.desormiere@coldwellbanker.fr

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DESCRIPTION

Nestled in one of Vétraz-Monthoux's most sought-after residential neighborhoods, we are delighted to present a home where every space has been thoughtfully designed to embrace natural light, generous volumes, and seamless indoor-outdoor living.

From the moment you step inside, your eye is naturally drawn to the expansive floor-to-ceiling windows, which blur the boundaries between the interior and the landscaped gardens beyond. The living and dining areas flow effortlessly onto the terrace, swimming pool, and beautifully landscaped grounds, creating an exceptional setting equally suited to lively summer gatherings and cozy winter evenings by the fireplace.

The fully equipped open-plan kitchen is truly the heart of the home. Functional, welcoming, and flooded with natural light thanks to its soaring ceilings and large openings, it has been designed to accommodate both everyday family life and elegant entertaining.

Offering approximately 180 sqm of living space, the house features an ideal layout for family living, with four bedrooms, including a spacious principal suite, two bathrooms, three separate WCs, and several versatile spaces that can easily adapt to your lifestyle. The generous upper-level landing can be transformed into a reading lounge, games area, or relaxation space, while the basement provides valuable additional space for storage, hobbies, or personal projects.

Outside, the 1,331 sqm landscaped grounds offer an exceptional level of privacy. Beautifully integrated into the garden, the swimming pool naturally becomes the centerpiece during the warmer months, with no direct overlooking neighbours, in a peaceful setting framed only by mature trees and mountain views.

Built in 2003, the property is equipped with high-quality features, including an individual heating system combining geothermal energy, underfloor heating, a fireplace, and a heat pump, ensuring outstanding year-round comfort.

A single visit is all it takes to understand what truly sets this home apart.

Information regarding the natural and technological risks to which this property may be exposed is available at www.georisques.gouv.fr.

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FEATURES

Property type:	House	Area:	180.0 m²	Property tax:	€2.00
Number of rooms:	5 rooms	Number of bedrooms:	4 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 110

Greenhouse gas emissions (GHG) index: A 4

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