COLDWELL BANKER
EUROPA REALTY

House Vétraz-Monthoux 206 m²



SALE PRICE : 790 000 €

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DESCRIPTION

In one of the most sought-after areas of Vétraz-Monthoux, in the heart of the Geneva basin, this characterful house offers 206 m² of living space (300 m² total floor area) in a serene and residential setting, secluded and in a commanding position.

From the moment you enter, the warm and elegant atmosphere is evident. The main level features a bright living room opening onto a south-facing terrace, offering exceptional panoramic views of the mountains, from the Salève to the Môle. A separate kitchen, four bedrooms, two of which have direct access to the terrace and unobstructed views, as well as a spacious bathroom complete this floor.

A superb, perfectly preserved solid wood staircase leads to the first floor. Here you will find a master suite with a view, a second bedroom, a spacious bathroom, as well as a multi-purpose room ideal for a TV room, playroom, or office, and generous storage space in the attic. The rock wool-insulated roof testifies to the quality of construction of the property.

The fully finished basement includes a wine cellar, several storage areas, a laundry room, a workshop, a garden shed, a boiler room, and a large garage.

Built on a 3,351 m² wooded plot planted with apple trees, the property benefits from an exceptional natural setting with, weather permitting, a privileged view extending to Mont Blanc. The layout of the land would allow for the construction of a swimming pool with a unique panoramic view.

A rare living space, ideal for a family seeking peace and quiet, nature, unobstructed views, and immediate proximity to Geneva.

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

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

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FEATURES

Property type:	House	Area:	206.0 m²	Property tax:	€2.00
Number of rooms:	10 rooms	Number of bedrooms:	6 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): F 352

Greenhouse gas emissions (GHG) index: G 108

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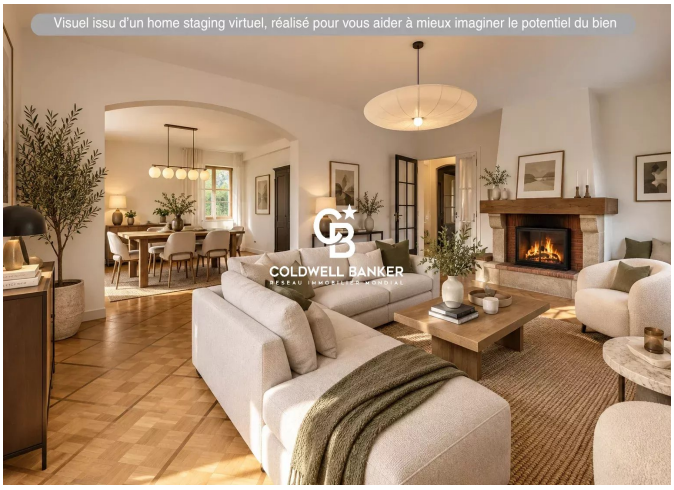



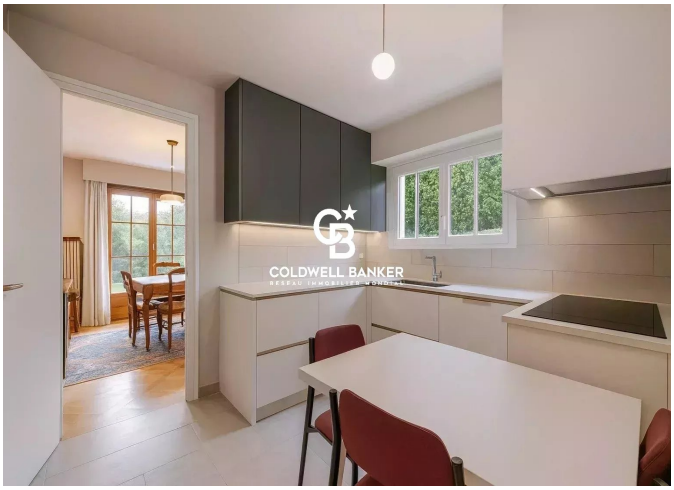

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