

Maison Collonges-sous-Salève 366 m²



PRIX DE VENTE : 1 590 000 €

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DESCRIPTION

Just a stone's throw from the Geneva border, in a privileged and absolutely peaceful setting, discover this magnificent 1990s property, situated on a meticulously maintained and landscaped building plot of approximately 4,000 m².

Benefiting from a rare, secluded location, this property offers exceptional views of Lake Geneva, the Jet d'Eau fountain, and Mont Salève – a unique panorama sure to captivate those who appreciate exceptional properties.

The house offers approximately 366 m² of living space and is distinguished by its generous proportions and abundant natural light. The living room, featuring a fireplace and high ceilings, creates a warm and elegant atmosphere. The separate kitchen provides a functional and inviting space.

Two terraces, facing east and west, allow you to fully enjoy the outdoors and the different exposures throughout the day.

The sleeping area comprises six bedrooms and two offices, ideal for a large family or for setting up home offices. You will also have four bathrooms, ensuring comfort and privacy for all occupants.

The basement offers numerous additional spaces, including a living room with a shower room and toilet that could be converted into a self-contained studio. You will also find several cellars, a wine cellar for social gatherings, and three garages.

A large courtyard provides ample parking for several vehicles. The roof has recently been redone, and the house is equipped with a gas boiler and underfloor heating, ensuring optimal thermal comfort.

Finally, the property offers significant potential with the possibility of detaching a 951 m² building plot, ideal for a complementary project or investment.

A rare property combining location, spaciousness, and potential, not to be missed.

House for sale in Collonges-sous-Salève, house with garden near Geneva, house on the Swiss border, buy a house, real estate in Collonges-sous-Salève, real estate on Mont Salève.

Information on 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 you with the sale or valuation of your luxury property in Collonges-sous-Salève.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	366.0 m ²	NB de pièces :	10 rooms
NB de chambres :	9 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 229

Indice d'émission de gaz à effet de serre (GES) : C 25



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