

Maison Cranves-Sales 280 m²



PRIX DE VENTE : 1 150 000 €

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DESCRIPTION

Some properties stand out for their size. Others for their location.

Here, everything feels perfectly balanced. Architecture, space, natural light and breathtaking views come together in remarkable harmony.

At every moment of the day, the panorama naturally draws your attention. The Geneva basin stretches out before you, with the iconic Jet d'Eau as a focal point and Lake Geneva completing the landscape.

Built in 2017, this architect-designed villa offers approximately 280 sqm of living space and was conceived to make the most of its exceptional surroundings. Large openings, generous reception areas and expansive terraces have all been carefully positioned to capture the view from every angle.

At the heart of the home lies a magnificent living area of over 80 sqm, where the lounge, dining room and kitchen flow seamlessly together. Floor-to-ceiling windows blur the boundary between indoors and outdoors, extending the living space onto a panoramic terrace of approximately 90 sqm.

Fully equipped and designed for everyday enjoyment as well as entertaining, the kitchen blends perfectly into the overall living environment.

The property features six bedrooms arranged over different levels, allowing everyone to enjoy their own private space. The primary suite offers exceptional comfort, complete with a walk-in dressing room, an en-suite bathroom featuring a whirlpool bathtub and walk-in shower, as well as direct outdoor access with open views.

Outside, the swimming pool integrates beautifully into its surroundings and enjoys the same spectacular outlook as the main living areas. The various outdoor spaces are equally suited to family moments and entertaining guests.

The lower level offers a high degree of independence, with additional bedrooms, a second kitchen, and a shower room, making it ideal for welcoming guests, accommodating extended family, or creating a quiet work-from-home environment.

A double garage, additional parking spaces, underfloor heating, a heat pump, and excellent energy performance further enhance the comfort and practicality of this home.

Just a few minutes from Geneva, this property offers a rare balance between accessibility, contemporary comfort, and an exceptional quality of life.

Some images have been virtually staged to help illustrate the property's potential. No structural modifications have been made to the property.

Information regarding potential natural and technological risks affecting this property is available on the French government's Géorisques website.



CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	280.0 m ²	Taxe foncière :	€3.00
NB de pièces :	8 rooms	NB de chambres :	7 bedrooms		

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

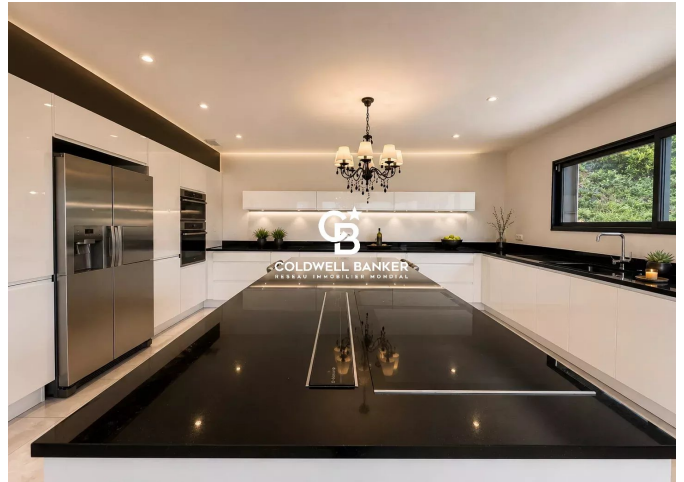
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 36

Indice d'émission de gaz à effet de serre (GES) : A 1



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