

Maison Vétraz-Monthoux 190 m²



PRIX DE VENTE : 1 250 000 €

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DESCRIPTION

Located in the desirable setting of Vétraz-Monthoux, nestled in a magnificent green oasis, this characterful property will charm you with its peaceful surroundings, generous proportions, and high-quality features.

With a total living area of approximately 285 m² spread over three levels (including a basement), this house offers an ideal living environment for a family seeking comfort and tranquility near Geneva.

The main level is centered around a spacious and bright living room, enhanced by a fireplace, creating a warm and inviting atmosphere. The recently renovated and fully equipped contemporary kitchen also features a wood-burning stove and opens onto a pleasant southwest-facing terrace, perfect for enjoying sunny days outdoors.

The sleeping area comprises five bedrooms, offering a variety of layout possibilities (family rooms, office, playroom, etc.). The generous proportions allow for a fluid and functional layout throughout the house. Outside, the 3,185 m² grounds, fully fenced and meticulously landscaped, offer a true haven of peace. You'll enjoy exceptional unobstructed views of Geneva and the Jet d'Eau, a rare panorama in this area.

The property also boasts a large swimming pool with a counter-current system and glass enclosure, ideal for year-round use.

A double garage and a courtyard complete the amenities of this property. Finally, an independent studio with a private entrance provides additional space, perfect for accommodating family and friends or generating rental income.

Combining nature, comfort, and immediate proximity to the Swiss border, this house represents a rare opportunity in the area.

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

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 property in Vétraz-Monthoux and the surrounding area.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	190.0 m ²	Taxe foncière :	€1.00
NB de pièces :	6 rooms	NB de chambres :	6 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) : E 278

Indice d'émission de gaz à effet de serre (GES) : E 55



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