

Maison Vétraz-Monthoux 206 m<sup>2</sup>

---



PRIX DE VENTE : 885 000 €

---

EMAIL : [MAICA.DESORMIERE@COLDWELLBANKER.FR](mailto:MAICA.DESORMIERE@COLDWELLBANKER.FR)

## DESCRIPTION

In one of the most sought-after areas of Vétraz-Monthoux, in the heart of the Geneva basin, this characterful house offers 206 m<sup>2</sup> of living space (300 m<sup>2</sup> 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 m<sup>2</sup> 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](http://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 :	206.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	10 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](http://www.georisques.gouv.fr)

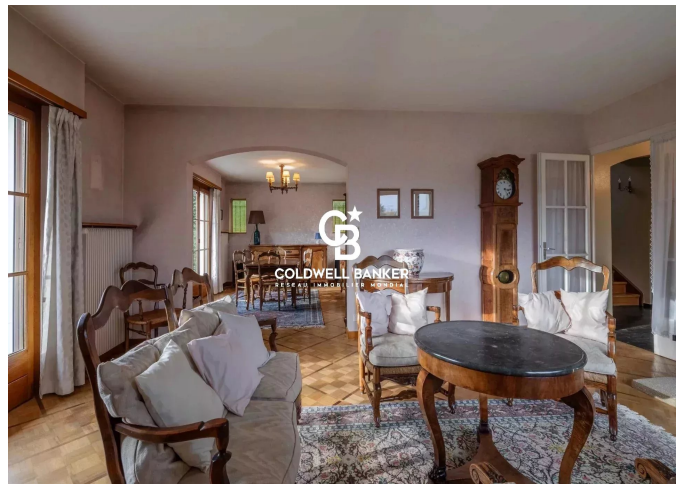
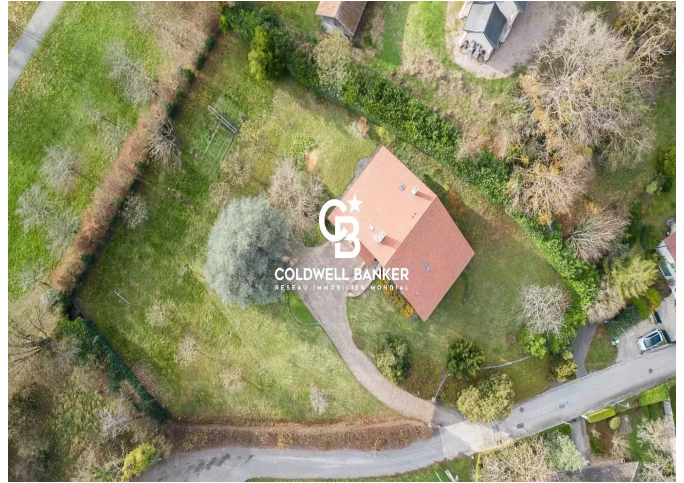
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : F 352

Indice d'émission de gaz à effet de serre (GES) : G 108



**COLDWELL BANKER**  
**EUROPA REALTY**



1 Rue du faucigny  
France, 74100, Annemasse



TÉL : +33450841107  
[maica.desormiere@coldwellbanker.fr](mailto:maica.desormiere@coldwellbanker.fr)