


# Vue panoramique sur le lac Léman et le Mont-Blanc - Gex (FRANCE)

Gex

**Prix de vente :** EUR (€) 1'180'000

Kari MARILL-HERNANDEZ Portable: +41 79 572 19 97 km@milleniumproperties.ch

# Présentation

Agency: Millenium Properties
Ref.: KM 2589

Located in one of the most sought-after residential areas of Gex, this elegant detached property offers an increasingly rare privilege: spectacular, uninterrupted views over Lake Geneva, the city of Geneva and the Mont Blanc mountain range.

Set on a magnificent landscaped plot, this villa combines generous living spaces, complete privacy and excellent development potential, just a few minutes from the international organisations, CERN and Geneva International Airport.

Each of the main living areas benefits from exceptional natural light and opens onto beautifully landscaped surroundings, where the swimming pool, terraces and outdoor spaces provide an outstanding setting in which to enjoy a truly exceptional lifestyle.

Key Features

- Breathtaking panoramic views over Lake Geneva and Mont Blanc
- Swimming pool set within landscaped gardens
- Private and peaceful grounds
- Highly sought-after residential area of Gex
- Ideally located close to Geneva, CERN and the international organisations
- Potential to create a self-contained apartment
- Divisible plot offering the possibility of building a second villa or an annex, subject to the relevant planning permissions
- Excellent long-term investment and value-enhancement potential
- Fireplace, conservatory and spacious reception areas
- Numerous terraces and outdoor living spaces

Layout

Garden Level

- Independent entrance
- Bedroom with en-suite bathroom
- Direct access to the terrace and garden
- Exceptional lake views
- Very large cellar
- Possibility of creating a self-contained apartment

Ground Floor

- Independent entrance
- Entrance hall
- Guest WC
- Large utility/laundry room
- Spacious living room with fireplace
- Dining room
- Semi-open-plan kitchen
- Conservatory opening onto the garden and swimming pool
- Large floor-to-ceiling windows offering uninterrupted views of the surrounding landscape

First Floor

- Independent entrance
- Hallway with built-in storage
- Two bedrooms
- Bathroom with shower and WC
- Principal suite with full en-suite bathroom
- Private balcony
- Panoramic views over the garden, Lake Geneva and Mont Blanc

An Ideal Location

This property enjoys an excellent location for international families and professionals working in Geneva.

- CERN: approximately 15 minutes
- International organisations: approximately 20 minutes
- Geneva International Airport: approximately 20 minutes
- International schools and local amenities within easy reach
- Quick access to Geneva while enjoying the tranquillity and quality of life offered by the Pays de Gex

A Rare Opportunity

Beyond its outstanding residential qualities, this property stands out for its unique development potential, thanks to the possibility of subdividing the plot.

Price: €1,180,000

Contact :

Kari Marill Hernandez
+41 79 572 19 97
km@milleniumproperties.ch

MILLENIUM PROPERTIES
Boulevard du théâtre 5, 1204 Genève
https://www.milleniumproperties.ch
+41 22 342 44 12

| | | |
|---|---|---|
| **203.20 m²** Surface | **9.00** Pièces | **4** Chambres |

## Galerie


millenium
PROPERTIES


millenium
PROPERTIES


millenium
PROPERTIES


millenium
PROPERTIES


millenium
PROPERTIES


millenium
PROPERTIES

# Informations techniques

## Transaction

| | |
|---|---|
| Type | **Maison/Villa** |
| Référence | **KM /2589** |
| Disponibilité | **À convenir** |

## Surfaces

| | |
|---|---|
| Pièces | **9** |
| Chambres | **4** |
| Salle de bain | **3** |
| Surface habitable | **203 m²** |
| Surface du terrain | **1753 m²** |

## Bâtiment

| | |
|---|---|
| Exposition | **Optimal** |

Kari MARILL-HERNANDEZ Portable: +41 79 572 19 97 km@milleniumproperties.ch