



IMMOCEP

EXCLUSIVITY: BEAUTIFUL INDIVIDUAL VILLA OF 300M2 HABITABLE

CH-1297 Founex | Terre-Sainte | **CHF 2,530,000.-**



Located in a quiet and peaceful residential area of Founex, this detached villa enjoys a peaceful and green environment, sheltered from noise pollution. Set on a large plot, the property is distinguished by its large flat and tree-lined garden, offering a pleasant and intimate living environment.

Just a few minutes from public transport and with quick access to the motorway, this house combines the tranquillity of a villa neighborhood with the proximity of amenities. It also has some potential for expansion.

Ground floor:

- Entrance hall distributing the spaces;
- Practical storage cupboard;
- Living room with dining area, direct access to the terrace and garden;
- Equipped kitchen with dining area;
- Large laundry room;
- Technical room with storage space;
- Shower room (shower, toilet, sink) ;
- Independent workshop that can serve as a professional office / studio.

1st floor:

CHARACTERISTICS

Reference: **5824821**

Type: **House**

Availability: **Immediate**

Bedrooms: **5**

Living area: **~ 302 m²**

Ground surface: **~ 1450 m²**

Volume: **~ 980 m³**

Charges: **CHF 400.- (Individual)**

Year of construction: **1968**

Latest renovations: **2013**

Heating type: **Fuel oil**

Heating installation: **Radiator**



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- Three large bedrooms, one with access to a spacious balcony;
- Bathroom (bath, double sink, toilet) ;
- Master suite with double dressing room and private bathroom (bath, shower, sink, toilet) ;
- Large terrace.

Attic:

- Large multipurpose room with parquet flooring
- Fifth attic bedroom

Additional notes:

- Great potential for expansion;
- Spacious garden;
- Covered carport;
- Automatic gate.

Visit without delay!

CONTACT FOR VISITING

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