



# IMMOCEP

## CHARACTER PROPERTY COMPLETELY RENOVATED IN THE HAMEAU DE VILLETTE

CH-1226 Thônex | Hameau de Villette | **CHF 5,000,000.-**



The environment,

Nestled in a green setting, on the outskirts of the historic hamlet of Villette, this property from the early 20th century enjoys a quiet and privileged living environment, bordered by the Seymaz river.

The house,

Completely renovated with taste, this property combines the charm of the old with the comfort of the contemporary. Its authenticity and original character have been carefully preserved, while its current features fully meet the requirements of modern life.

Bathed in light, it stands out for its generous volumes, the quality of the materials chosen and its warm atmosphere, ideal for family life.

With a living area of about 240 m<sup>2</sup>, it is composed as follows:

Ground floor

- A spacious entrance hall;
- An open fully equipped kitchen of about 17m<sup>2</sup> (with central island, built-in storage and tiles) has direct access to the terrace;
- A dining room (parquet);
- A beautiful living room with a functional fireplace (parquet);
- A covered terrace of about 16 m<sup>2</sup> that opens onto a flat and beautifully

### CHARACTERISTICS

Reference: **6015993**

Type: **Single family house**

Availability: **To agree**

Rooms: **7**

Bedrooms: **4**

Bathrooms: **3**

Living area: **240 m<sup>2</sup>**

Useful surface: **365 m<sup>2</sup>**

Ground surface: **1,588 m<sup>2</sup>**

Volume: **1,020 m<sup>3</sup>**

Year of construction: **1919**

Latest renovations: **2019**



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- landscaped garden;
- Visitor toilet.

## 1st floor

- A hall distributing the different rooms;
- Two bedrooms of approximately 16m<sup>2</sup> and 17m<sup>2</sup> (built-in wardrobes and parquet flooring);
- A third room of about 13m<sup>2</sup> currently used as an office (parquet flooring);
- A bathroom (bathtub, shower, sink, toilet).

## 2nd floor

- A master bedroom of approximately 23m<sup>2</sup> with exposed original beams (parquet flooring);
- An adjoining bathroom of approximately 15m<sup>2</sup> with two sinks, bathtub, toilet and built-in storage (parquet, tiles);
- A dressing room;
- A reduced area of about 7m<sup>2</sup>.

## Fully heated and excavated basement

- A room that serves as a playroom;
- A wine cellar;
- A laundry room.

## Additional comments

- An above-ground pool at the bottom of the garden;
- A two-car garage at the back of the house;
- Double glazing;
- Alarm;
- Technical equipment (electric gate, automatic watering).

Plan on request

A rare gem, to be discovered without delay!