



BEAUTIFUL ARCHITECT'S VILLA

Annemasse | 74100 Etrembières | Reference : ACTSRO176

CHF 1,120,000.-



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BEAUTIFUL ARCHITECT'S VILLA

FR-74100 Etrembières | Annemasse | **CHF 1,120,000.-**



In Étrembières (74100), discover this superb architect-designed house combining wood and glass, where contemporary design and the surrounding nature blend harmoniously. Offering spacious volumes, high-end amenities and a privileged location just a few minutes from Geneva, this property will appeal to those who love space and light.

As you enter, let yourself be enveloped by a warm and luminous atmosphere, enhanced by large bay windows opening onto an exceptional panorama.

- A convivial living room with elegant finishes, perfect for relaxing or entertaining.
- A modern dining room, highlighted by noble materials and clean architecture.
- An equipped kitchen, designed to combine aesthetics and practicality.
- A ground-floor master suite with a private shower room for more intimacy.
- Upstairs, a family-friendly space with three spacious bedrooms, one with a dressing room, as well as a contemporary bathroom and a separate WC.

Designed for relaxation and well-being, the exterior offers a true haven of serenity:

- A infinity pool, with an unobstructed view of the surrounding landscape.
- Landscaped terraces, ideal for enjoying the sunny days.
- A carefully landscaped and well-maintained garden, ensuring privacy and tranquility.

High-end Amenities:

CHARACTERISTICS

Reference: **ACTSRO176**

Type: **Single family house**

Availability: **Immediate**

Rooms: **6**

Bedrooms: **4**

Bathrooms: **3**

Living area: **~ 195 m²**

Ground surface: **~ 842 m²**

Charges: **CHF 150.- (Individual)**



- An independent studio, perfect for accommodating family and friends or for a dedicated workspace.
- A secure and closed garage for your vehicle and equipment.
- A cellar, laundry room and technical room, designed for an organized daily routine.
- A high-performance security system, including a motorized gate and exterior lighting.
- Materials chosen for their durability, combining elegance, strength and longevity.

Enjoy a peaceful living environment, just a stone's throw from Geneva and the main communication routes. Don't miss this unique opportunity. Contact us to arrange a viewing and discover all the charm of this exceptional house.

CONTACT FOR VISITING

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CHARACTERISTICS

FR-74100 Etrembières | Annemasse | **CHF 1,120,000.-**

CHARACTERISTICS

Availability	Immediate	Charges	CHF 150.- (Individual)
Type	Single family house	Condition of the property	Very good
Reference	ACTSRO176	Living area	~ 195 m²
Rooms	6	Ground surface	~ 842 m²
Bedrooms	4	Local tax	1,850 %
Bathrooms	3		

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Bus stop

OUTSIDE CONVENIENCES

- Quiet
- Garage
- Box
- Greenery

INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Bright/sunny

EQUIPMENT

- Alarm

CONDITION

- As new

EXPOSURE

- Optimal

VIEW

- Clear



STYLE

- Modern

PICTURE(S)





