

# Propriété D'exception Avec Piscine Intérieure Et Vue Sur Le Lac Léman

Givrins

**Prix :** Prix sur demande

# Présentation

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Built in 1980 on a plot of over 2,670 m<sup>2</sup>, this exceptional property underwent a complete renovation in 2019, combining noble materials with top-quality finishes.

With approximately 530 m<sup>2</sup> of living space spread over two levels, it impresses with its contemporary and distinctive interior design, conceived for a lifestyle that blends elegance, comfort, and functionality.

The main floor opens onto a vast reception area that includes a living room with a cigar lounge and an outstanding wellness area featuring an indoor swimming pool, hammam, sauna, changing rooms, and restrooms.

The kitchen, a true centerpiece, stands out for its refined design, practicality, and central position offering a breathtaking view of the fields, Lake Geneva, and Mont-Blanc. An independent studio with a kitchen, living area, and shower room completes this level.

The upper floor hosts a master suite with bathroom, dressing room, and private terrace, two bedrooms each with en-suite bathrooms, an office, and a laundry room.

The partially excavated basement includes a home cinema, climate-controlled wine cellar, storage spaces, two laundry rooms, and a civil defense shelter.

Outside, the landscaped garden ensures privacy and tranquility with its large terrace, mature trees, garden shed, and covered area for four vehicles.

Nestled in the heart of a peaceful and green residential neighborhood, this property enjoys a privileged setting in the sought-after commune of Givrins. Its calm surroundings and stunning views of Lake Geneva, the Alps, and the surrounding nature offer a harmonious living environment that combines serenity and refinement.

The proximity to Geneva and its international airport, just a few minutes away by car, gives this address particular appeal for an international clientele seeking a prestigious and accessible residence.

Local infrastructure and renowned schools such as La Châtaigneraie in Founex, Institut Moser in Signy, Collège du Léman in Versoix, and Institut Le Rosey in Rolle further enhance the exclusive and family-oriented character of this property.

With impeccable maintenance and optimal energy performance, this property is a turnkey residence, ready to move into.

It is a unique, exceptional property featuring luxurious amenities in a secure residential environment.

**535.00 m<sup>2</sup>**  
Surface

**4.00**  
Pièces

# Galerie



# Informations techniques

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## Transaction

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Type	Maison/Villa
Disponibilité	À convenir

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## Surfaces

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Pièces	4
Salle de bain	4
Surface habitable	535 m <sup>2</sup>
Surface du terrain	2674 m <sup>2</sup>

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