

4 950 000 €

**Buying villa**

**9 rooms**

**Surface : 448 m<sup>2</sup>**

**Surface of the land : 2406 m<sup>2</sup>**

**Year of construction : 2015**

**Hot water : Individuel**

**Amenities :**

pool, disabled access, air conditioning,  
Calme, proche de la nature, Transport:  
Shops, schools, colleges and train station,  
Proximity: Just steps from Lake Geneva,  
beaches and private marinas, Garage  
area: 50, wooded, heated pool, Swimming  
pool nature: TRADITIONAL, alarm,  
digicode, double glazing, Water  
distribution: INDIVIDUAL, Water Energy:  
HEAT PUMP, intercom, Videophone, Smoke  
detector, cable

5 bedroom

1 terrace

5 bathrooms

5 WC

1 garage

6 parkings

**Legal information**

4 950 000 € fees included

5,26% VAT of fees paid by the buyer  
(4 702 500 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Villa Sciez**

Located in the heart of the prestigious private and secure Domaine de Coudrée, just a few steps from the beaches of Lake Geneva, this superb architect-designed villa, built in 2014 by the builder AXE&D, offers a rare and privileged living environment in one of the most sought-after residential areas in the region. Offering approximately 447 m<sup>2</sup> of living space, the property is situated on a magnificent enclosed and landscaped plot of 2,406 m<sup>2</sup>, offering peace, privacy and a perfectly maintained green setting. The house also benefited from significant renovation work carried out in 2023 and 2024, allowing it to now offer modern amenities and an excellent level of comfort. The villa impresses from the moment you enter with its generous proportions, abundant natural light, and high-quality finishes. The three reception areas, opening onto the garden and terraces, create an elegant and inviting living space. The contemporary open-plan kitchen,...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 2500 and 3430 € (reference year 2025)  
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