

2 850 000 €

**Buying villa**

**7 rooms**

**Surface : 347 m<sup>2</sup>**

**Surface of the living : 72 m<sup>2</sup>**

**Surface of the land : 1735 m<sup>2</sup>**

**Year of construction : 2004**

**Amenities :**

pool, disabled access, air conditioning,

Environment: Close to the beaches and

ports of the estate, Transport: Shops,

schools, colleges and train station,

Proximity: Just steps from Lake Geneva,

beaches and private marinas, Ref

Cadastre : 74263000AD0103, wooded,

Swimming pool nature: TRADITIONAL,

digicode, double glazing, Water

distribution: INDIVIDUAL, Water Energy:

HEAT PUMP, intercom, Videophone, Smoke

detector, cable

5 bedroom

2 bathrooms

2 showers

4 WC

1 garage

2 parkings

**Legal information**

2 850 000 €

Fees paid by the owner, no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



Agence Les Rivages du Léman

**Villa Sciez**

Boasting all the comforts and technologies of geothermal energy, this property will provide you with warmth in winter and coolness in summer. Swimming pool, hammam, and jacuzzi complete this 340 m<sup>2</sup> house. Open-plan kitchen opening onto both the terrace and the living room Spacious master suite on the ground floor Upstairs, several bedrooms with dressing rooms as well as a second Master suite, Garage, Enclosed and wooded grounds. Security system. Boat berths can be rented in one of the estate's two ports. Tennis courts and family games are available.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 2170 and 2970 € (reference year 2022)  
Document non contractuel - 24/06/2026



Agence Les Rivages du Léman



Agence Les Rivages du Léman



Agence Les Rivages du Léman

Agence Les Rivages du Léman - Avenue Bartholoni - 74140 Sciez  
Tél: 04 50 72 98 24 ou 06 35 93 87 69 [lesrivagesduleman@orange.fr](mailto:lesrivagesduleman@orange.fr) -

Carte professionnelle n°74012019000041292 - RCS Thonon B 850 905 340

SIRET 85090534000012 - Document non contractuel