

4 200 000 €

**Buying house**

**Surface :** 260 m<sup>2</sup>

**Surface of the land :** 7800 m<sup>2</sup>

**Year of construction :** 1960

**Exposition :** Sud nord

**View :** Pieds dans l'eau

**Hot water :** Fuel

**Inner condition :** a refresh

**External condition :** a refresh

**Couverture :** tiles

**Amenities :**

fireplace, Bedroom on ground floor, calm

5 bedroom

2 terraces

4 bathrooms

4 WC

1 garage

5 parkings

**Legal information**

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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).



**House 74120 Sciez**

Just 40 minutes from downtown Geneva, this unique waterfront property embodies a rare lifestyle where elegance and nature meet along the water. Set in the heart of a landscaped park of 7,800 m<sup>2</sup>, this residence enjoys an exceptional privilege: 70 meters of lakeside frontage with direct access to Lake Geneva, including a private beach, offering breathtaking views and complete privacy. Built in the 1960s, the property offers approximately 263 m<sup>2</sup> of living space, with generous proportions and a harmonious layout. It features: - 5 bedrooms - A separate kitchen - 3 bathrooms - Spacious reception areas including a living room with a fireplace and a dining room The living rooms open onto a remarkable terrace of 105 m<sup>2</sup>, a true stage suspended above the lake, where every moment becomes a show. SERVICES A garage of about 42 m<sup>2</sup> completes this property. Gas heating. A **UNIQUE LIVING ENVIRONMENT** Between sky and water, this property offers a unique living...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
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