

2 850 000 €

Buying villa

7 rooms

Surface : 347 m²

Surface of the living : 72 m²

Surface of the land : 1735 m²

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

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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.



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 m² 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)
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