

Swixim

## Charming Villa a few minutes walk from the Lake

Anières

**Prix de vente : CHF 8'500'000.-**

# Présentation

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Discover this unique 700 m<sup>2</sup> property, combining authenticity and modern comfort, on a 2,600 m<sup>2</sup> plot with garden, swimming pool and terrace.

Warm living spaces: Living room with fireplace, friendly dining room, equipped kitchen, perfect for entertaining.

8 bedrooms: Spread over the ground floor and upstairs, including a master room with dressing room and bathroom.

Finished basement: CARNOTZET, wine cellar, games room, laundry room, and garage for 2 cars.

100 m<sup>2</sup> outbuilding: Ideal for an office, workshop or guest accommodation, with kitchenette and shower room.

A rare property that will appeal to lovers of noble materials (stone, wood) looking for a peaceful and exclusive living environment.

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

**14.00**  
Pièces

# Galerie



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**Marion Agent immobilier**

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## 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	14
Surface habitable	550 m <sup>2</sup>

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