

For rent: Semi-detached house joined by garages

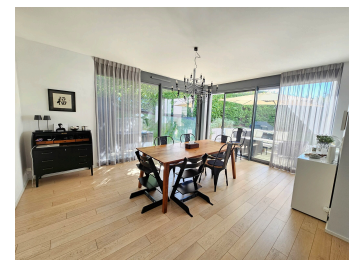


chemin des Hutins
1247 Anières
Reference: Villa Hutins Anières

FOR RENT: SEMI-DETACHED HOUSE JOINED BY GARAGES

CHF 7'200.- / month

CH-1247 Anières, chemin des Hutins



Description

This architect-designed villa of approx. 185 m², built in 2017, is located in the commune of Anières, renowned for its wine cellars and riverbanks, and surrounded by meadows.

This peaceful village boasts a number of shops and excellent restaurants in a bucolic setting close to Geneva.

The village's sports and educational facilities are sure to please your family, with a kindergarten and elementary school as well as the Collège de Bois-Carran not far away.

The villa also boasts a garden with views of Lake Geneva and the Jura from the first floor.

Contemporary, elegant architecture with a large, luminous atrium in the center, featuring the central glass staircase, the "backbone" of the house.

The volume under the ceiling gives an impression of space that visually enlarges the whole.

Articulated in an L-shape, the volumes on the first floor remain open and flexible. Rooms can be organized around the kitchen as the occupants wish. The villa is HPE (high energy performance), with underfloor heating and solar power on the roof.

The layout is as follows:

First floor :

- Guest toilet
- Entrance hall with storage space
- Fully equipped contemporary kitchen with bar
- Dining room with access to terrace
- Large, bright living room with access to garden and terrace

Characteristics

Reference : Villa Hutins Anières

Type : Semi-detached house joined by garages

Number of rooms : 7

Number of bedrooms : 4

Number of bathrooms : 4

Living area : 185 m²

Useful surface : 270 m²

Year of construction : 2017

Service costs : Not specified

Availability : To be discussed

1st floor:

- Master bedroom with en suite shower room and storage, a terrace with direct access from the bedroom.
- Two bedrooms
- Beautiful bathroom

Basement :

- A large, light-filled bedroom with potential for a fitness area
- A shower room with WC
- A laundry room
- A cellar

In addition to the rent, there is a fixed charge of CHF. 450 for boiler maintenance, solar panels, hedge trimming and condominium gates.

The house is complemented by a pretty garden planted with trees and several carports.

Contact for visiting

Mrs. Céline PUPPIN

E-mail : celine.puppini@vpi-sa.ch

Phone : +41 58 590 30 30

Comment : Contact Mme Céline Puppini - 058 590 30 32

Characteristics

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Distances

Shops	90 m	Public transports	180 m
Primary school	1 km		

Conveniences

Neighbourhood

- Village
- Villa area
- Green
- Lake
- Marina
- Post office
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school

Outside conveniences

- Rooftop terrace
- Terrace/s
- Garden
- Greenery
- Carport

Inside conveniences

- Guests lavatory
- Cellar
- Bright/sunny

Equipment

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Interphone
- Videophone

Floor

- Tiles
- Parquet floor

View

- Nice view
- Lake

Style

- Modern

Standard

- Minergie®

Pictures













