



BEAUTIFULL FUTUR HOUSE FOR YOU

ch des Verney | 1297 Founex | Reference : 5639422

CHF 2,340,000.-



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BEAUTIFULL FUTUR HOUSE FOR YOU

CH-1297 Founex | ch des Verney | **CHF 2,340,000.-**



Discover a new real estate project in the heart of the charming commune of Founex, in the canton of Vaud.

Ideally located in a peaceful, verdant environment, these villas will benefit from modern architecture and high-quality materials, meeting the requirements of today's standards.

The commune of Founex enjoys a privileged location, offering easy access to numerous amenities.

The villas are just 20 minutes from Geneva airport, 5 minutes from the freeway and close to renowned international schools: Châtaigneraie is 5 minutes away, and Collège du Léman is 10 minutes.

Public transport is also within easy reach, with Céligny station just 3 minutes away by car and Coppet station 5 minutes away.

The Manor shopping center is just 5 minutes away, offering multiple services and shops within easy reach.

Don't miss this unique opportunity to customize your future home according to your desires, while enjoying a privileged living environment close to amenities and Lake Geneva.

The two bright, contemporary 6.5-room semi-detached villas will offer a generous 239 m² of usable living space including a basement, and will be

CHARACTERISTICS

Reference: **5639422**

Type: **Attached house**

Availability: **01.12.2027**

Rooms: **6.5**

Bedrooms: **5**

Bathrooms: **3**

Living area: **186 m²**

Useful surface: **239 m²**

Ground surface: **840 m²**

Year of construction: **2026**

Parking spaces: **Yes, obligatory**

Heating type: **Air to water heat pump**

Domestic water heating systems: **Air to water heat pump, Solar**

Heating installation: **Floor**



delivered in summer 2027.

These homes will offer a pleasant and comfortable living environment, ideal for families, with beautiful volumes and meticulous finishes.

Here are the main budgets included in the sale price:

Sanitary fixtures: Frs. 26'000.-
Kitchen : Frs. 40'000.-
Tiling and earthenware: CHF 80/m²
Terrace tiles: CHF 60/m²
Parquet flooring: CHF 80/m²

Space distribution:

Ground floor

As soon as you arrive, a warm and welcoming hall invites you to explore a light-filled living space. An 11.8 m office, ideally designed for telecommuting or as a study space, integrates elegantly on this floor, complemented by discreet and practical visitor WC.

The heart of the house reveals itself through a vast 49.15 m² living room grouping lounge, dining room and a modern open kitchen. This space, designed for comfort and conviviality, is perfect for entertaining friends and family or sharing precious moments together.

1st floor

On the first floor, the 19 m² master suite, with its private shower room, becomes a veritable cocoon of serenity. Three other bedrooms, each around 12 m², welcome natural light and offer each member of the family a warm space. An additional bathroom, equipped with a toilet, completes this floor to guarantee optimal comfort in your future living space.

The ceiling over the bedrooms will be removed bringing superb height to each of the rooms.

Basement

The 53 m² basement includes an 11.8 m² games room, ideal for hobbies, as well as a laundry room and spacious storage areas. A spacious 14.55 m² cellar enhances the storage possibilities and technical room is shared between the two villas featuring a high-quality fire door, providing security and complete privacy.

The heating system is designed to optimize equipment, in particular energy costs, combining efficiency and durability.

Exterior, area and volume:

Exterior, a spacious sun terrace invites you to savor sunny days in complete tranquility.

Each villa will have a plot allowing the addition of a swimming pool and landscaping, creating a true haven of greenery.

The swimming pool is optional but part of the permit application that has been obtained.

Each property also includes a garage with automatic door, an outdoor parking space, as well as a shared parking space for visitors.

The total usable area per villa is 239 m² gross.

Price:

Villa A: CHF 2'450'000.- plot area 840 m²

Villa B: CHF 2'550'000.- plot size 681 m²

Customization included in the sale price:



Confirm your project with our dedicated interior designer, who will turn your ideas into reality.

Thanks to her expertise, she will accompany you, throughout the process, from conception to completion, to create a living space that perfectly reflects your vision and style.

She'll be able to help you with:

Choosing materials: discover a selection of elegant, durable finishes, perfectly suited to your needs and lifestyle.

Optimizing spaces: benefit from tailored advice for functional, harmonious layouts.

Modifying plans: every detail is thought through to maximize the comfort and character of your interior. The interior plans of our homes are fully modular, to adapt to your desires and needs.

With personalized follow-up every step of the way, create an interior that's just like you, where aesthetics and privacy meet.

Your dream interior starts here.

High-end finishes:

Sophisticated finishes will bring a touch of elegance and sophistication to every room. The allocated budget allows you to select noble and durable materials, creating a luxurious and refined environment, tailored to your requirements.

Leading-edge energy performance:

This project is designed to the highest energy standards, with optimal insulation and rooftop solar panels, offering a sustainable and energy-efficient solution.

These two villas offer a peaceful, modern living environment in the heart of a privileged residential area of Founex.

Don't miss this opportunity to acquire a quality property in an exceptional environment.

Contact us, visits are also available on Saturdays:

Silvia Granado Corbi 078 638 52 24

At your service for 23 years!

CONTACT FOR VISITING

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Comment : Egalement durant les vacances de Noël et le samedi



CHARACTERISTICS

CH-1297 Founex | ch des Verney | **CHF 2,340,000.-**

CHARACTERISTICS

Availability	01.12.2027	Domestic water heating systems	Air to water heat pump, Solar
Type	Attached house	Condition of the property	New
Reference	5639422	Standing	Upmarket
Rooms	6.5	Living area	186 m²
Bedrooms	5	Ground surface	840 m²
Bathrooms	3	Useful surface	239 m²
Year of construction	2026	Parking spaces	Yes, obligatory
Heating type	Air to water heat pump	Interior parking	1
Heating installation	Floor	Exterior parking	1

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Greenery
- Parking
- Garage
- Middle house
- Ground level access

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Separated lavatory
- Cellar
- Built-in closet
- Heating Access
- Triple glazing
- Bright/sunny
- With front and rear view



- Natural light

- With character

- Traditional solid construction

EQUIPMENT

- Fitted kitchen

- Bath

- Shower

FLOOR

- At your discretion

- Tiles

- Parquet floor

ORIENTATION

- South

- West

EXPOSURE

- Optimal

- Good

- All day

- Favourable

VIEW

- Lake

STYLE

- Modern

- Character house



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EXTERIOR VIEW





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INTERIOR VIEW





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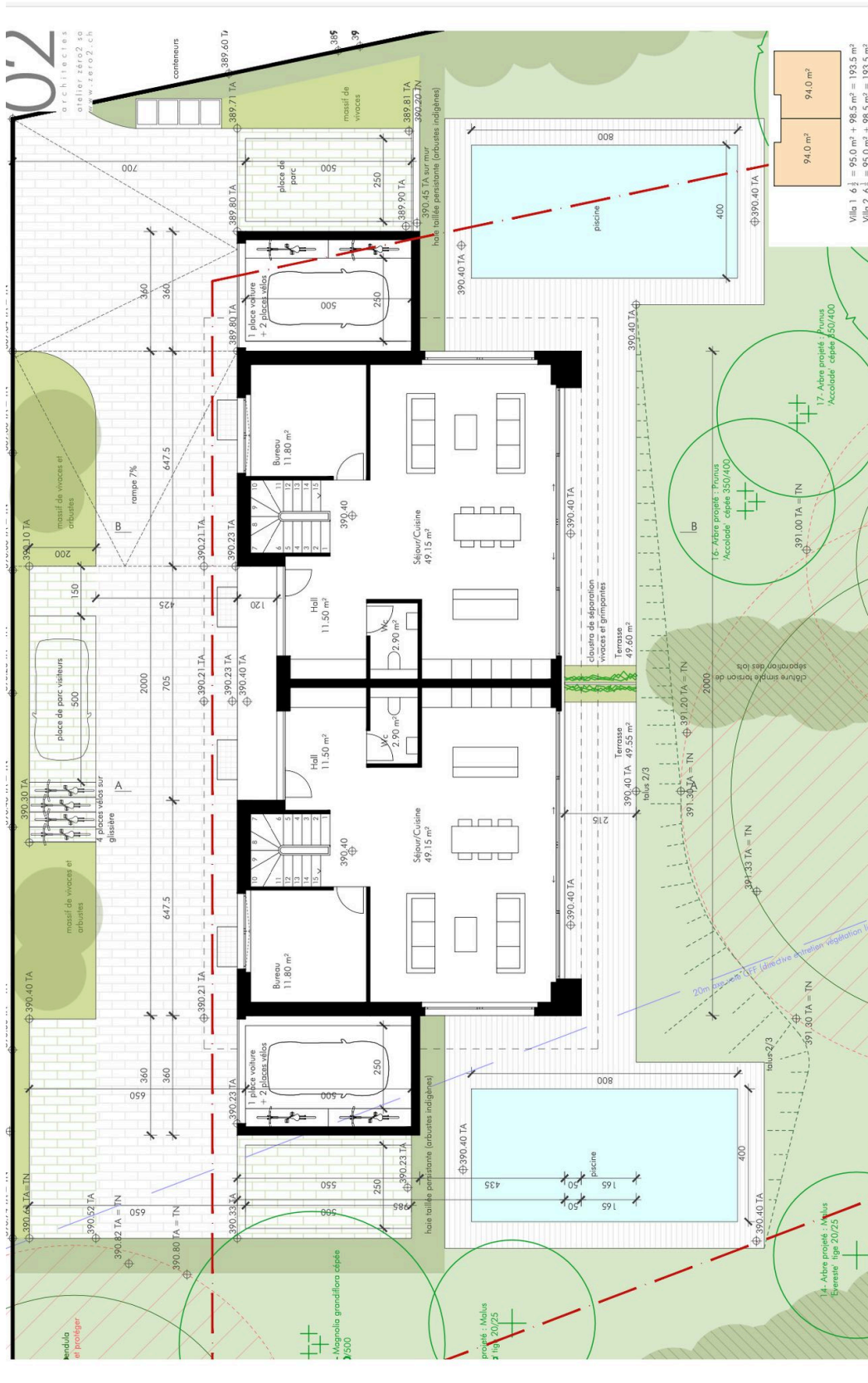
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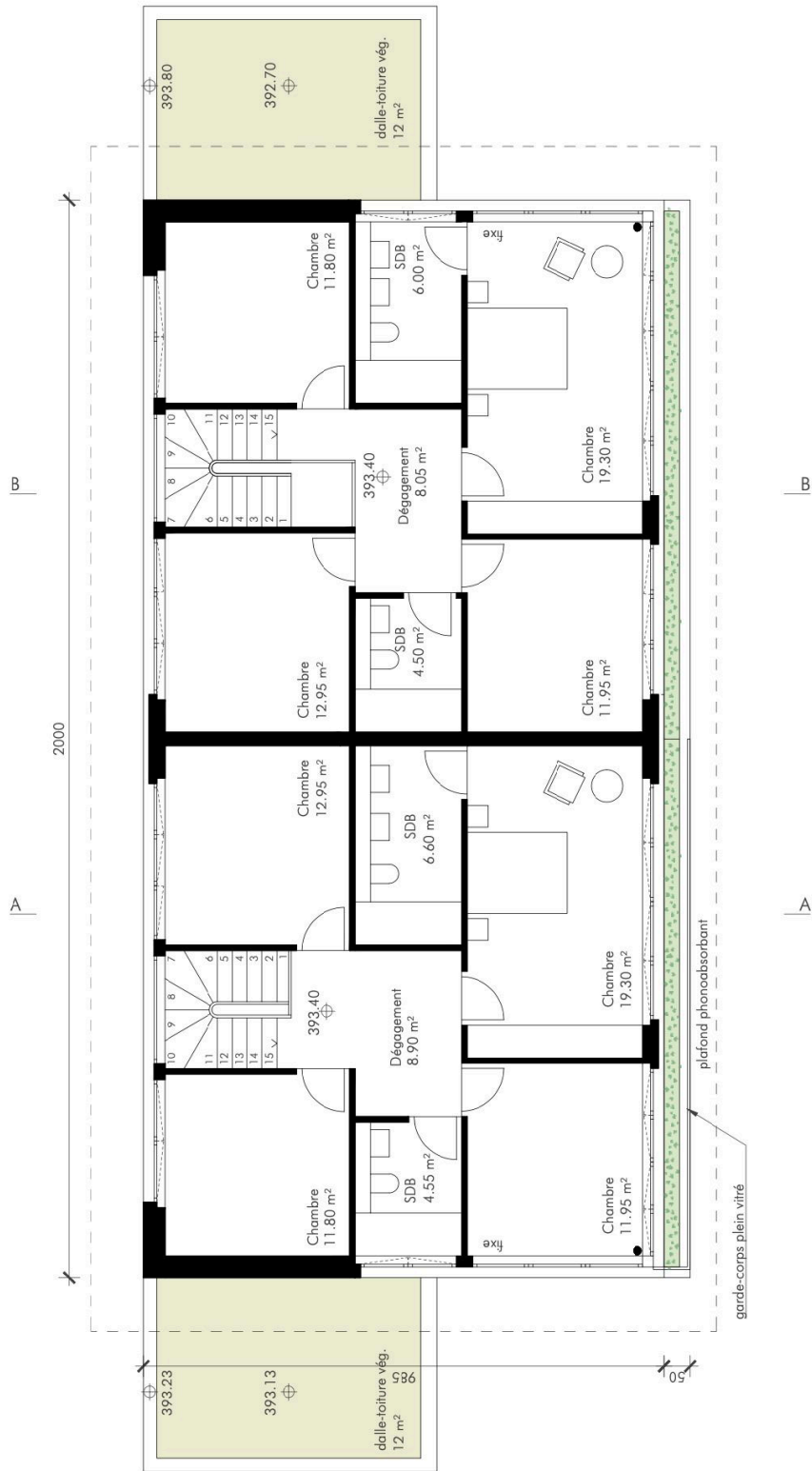
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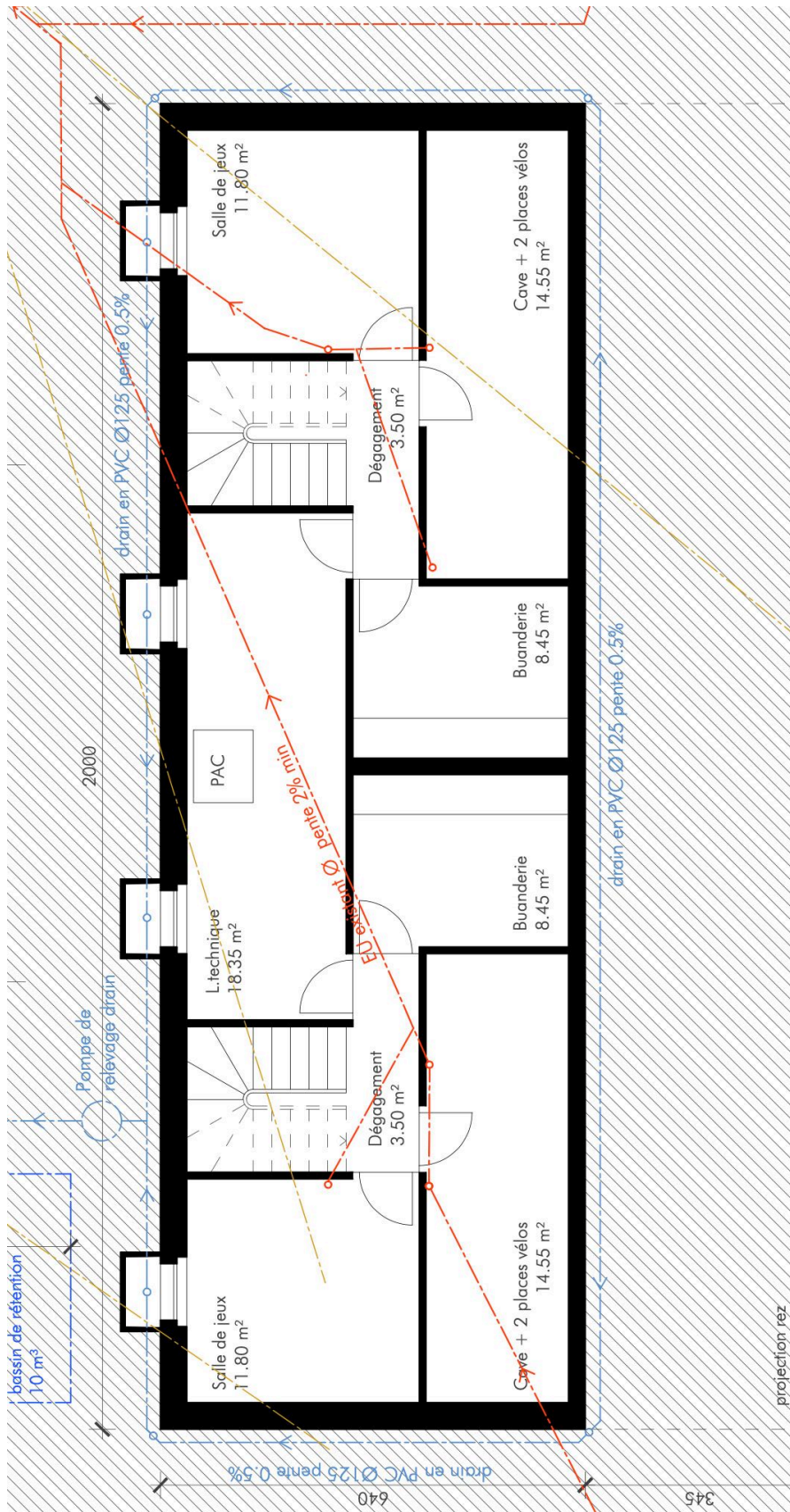
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