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# Maison Meillerie

**Meillerie, Evian, Bords du Léman**

**895 000 €uros**



## Contact

Contact **Ed Ockelton** about this property.

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# Key Features

<b>Price</b>	895 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	03/04/2014
<b>Area</b>	Bords du Léman
<b>Location</b>	Evian
<b>Village</b>	Meillerie
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	177 m²
<b>Land area</b>	1200 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	13 km
<b>Nearest shops</b>	300 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Maison Meillerie offers buyers a rare opportunity to acquire a modern villa overlooking Lake Geneva.

The property is located in a small picturesque village on the shores of Lake Geneva (France side), only ten kilometers from Switzerland and near the towns of Evian-les-Bains, Geneva, Lausanne, and Montreux.

Located on a hill in rural, quiet surroundings, this villa offers a breathtaking spectacular view of lake and mountains. The nearest skiing is a fifteen minute drive and the port town is within walking distance. This house also comes with a mooring space if required (a rarity on Lake Geneva).

Completed in 2012, the property offers modern comfort and incorporates the latest generation of technological equipment. To make the most of the views, this villa has a lot of floor to ceiling windows and has two large balconies overlooking the lake.

The property is fully insulated to match current standards, it has underfloor heating without radiators and a ventilation system and automatic control which ensures all parts of the house are a constant temperature. The exterior wood used on the house is Larch wood which does not rot.

The house is built on three levels.

- The first level includes a garage for two cars with automatic door, a laundry area and a wine cellar.
- The second level includes a large living room opening onto a balcony of 18m², a large bedroom with bathroom and toilet. The bedroom is equipped with a movable partition that can be opened to get a view of the lake from the bed. On this level is also a dressing room and a toilet for guests.
- The third level includes a living room opening onto a balcony with 18m², fully equipped with induction hob, an electric oven, a steam oven, a typical American fridge with cold water, ice cubes and crushed ice dispenser + freezer, washing machine and dishwasher, plus a worktop island. The entire dining room and kitchen has a view of the lake and the mountains beyond. This level has two more bedrooms, each with its own shower room. There are

also two WCs on this floor.

The third level also has access to a large loft for sleeping and children's games (not counted in the living area surface).

**Outside:**

The house sits on land of 1200 m<sup>2</sup>, all landscaped with grassed areas and planted flowering bushes. Each level of the house is accessible directly from the garden. There is a garden shed for relaxation and a fountain with recovery of rain water in a closed circuit for irrigation, a petanque pitch and a small garden for herbs.











