

Land FOR SALE in Bossey with an approved complete build of an exceptional house over-looking Geneva basin.



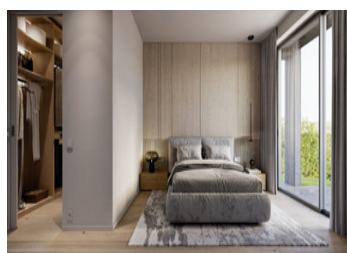
INFORMATION

Town:	Bossey
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	315 m2
Plot Size:	860 m2

IN BRIEF

This is an approved complete and guaranteed build of an exceptional 2-storey house in charming Bossey village, on a 860m2 plot overlooking Geneva. With bright and spacious floor plans including 4 bedrooms, a superb master suite and an open-plan living area leading to a large terrace, it will offer an exceptional quality of life. In the foothills of the Mont Salève – it's located just 4 mins drive from prestigious Bossey Golf & Country Club, 1.4kms from two quiet Swiss border crossings and 20 mins by car from central Geneva.

The house has 315 m2 of living space, and starting at 1,953,600€, has a range of options to personalise it to your taste and budget, supported by a dedicated interior designer. High-end design and specifications, as well as security features will assure daily luxury and comfort....



REZ-DE-CHAUSSEE	
Plan villas	
Rez-de-chaussee	Superficie des surfaces utiles
1. Hall d'entrée	10 m ²
2. WC	3 m ²
3. Cuisine	10 m ²
4. Salle à manger	20 m ²
5. Salon	20 m ²
6. Salle de bain	10 m ²
7. Garage	20 m ²

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ETAGE

Plan villas

Etage	Détail des surfaces nettes
1. Salon / Salle à manger / Cuisine	58,2 m ²
2. Chambre 1	14,4 m ²
3. Chambre 2	14,2 m ²
4. Chambre 3	14,7 m ²
5. Bureau	7,6 m ²
6. Salle de bain + WC	6,5 m ²
7. Chambre master / Dressing	19,5 m ²
8. Salle de bain master	7,3 m ²
9. Buanderie	7,3 m ²
10. WC	3 m ²



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the charming border village of Bossey in a quiet cul-de-sac at the foot of the Mont Salève, this 860m² plot with the approved complete and guaranteed build of a 2-storey house, enjoys elevated views across Geneva to the Jura mountains.

Its location, in a sought-after residential area, could not be better, with prestigious Bossey Golf and Country Club and its panoramic restaurant only a 4 min drive away. Key amenities and the private and public schools of Collonges sous Salève are a 10 min walk (2 min drive) and Bossey village primary school a 12 min walk. The popular Collonges-sous-Salève Sunday market is just 1.5km away, and the quiet Pierre Grand and Troinex Swiss border crossings 1.4 km from the house - providing an enviable 20 min drive into central Geneva. Perfect for cross-border workers.

The construction of this exceptional house, will take 18 months and is planned to the highest specifications and latest material energy standards (RT 2020). Starting at 1,953,600€, a variety of further optional features and finishings will allow you to personalise your home further, supported by a dedicated interior designer.

The ground floor (138 m²) excluding garage, comprises of:

A spacious entrance, large garage, guest shower room + WC, guest bedroom / home cinema, laundry room, technical room and stairs to the first floor. The rest of this floor comprises of 70m² of unallocated living space offering further development and personalisation opportunities.

The first floor (177 m²)...