

VILLA

RHODE-SAINT-GENESE

FOR SALE

SOME INFORMATIONS:

Charming villa - Construction 1939 - on a magnificent wooded plot, +/- 37 are

South orientated – with outdoor swimming pool (10,00 m X 5,00 m)

Double glazing unit

Situated in one of the most residential streets of Rhode-Saint-Genève, away from traffic – to be renovated

Surface villa = Ground floor= 18 m x 18 m
 1^{er} floor = 18 m x 18 m
 Attic (accomodated) = +/- 40m²
 Basement = 8 m x 18 m

Ground floor – Height Seiling = 3,80m:

- Spacious entrance hall
- Double living room
- Dining-room
- Library (seperate)
- On the other side, spacious room – now used as office but can be accomodated as master bedroom with dressing en bathroom
- At the back, nice equiped kitchen, with breakfast-corner and view on the garden

1^{er} Floor :

- Night hall
- 4 rooms :
 - Nursery 1 with small dressing and seperate bathroom,
 - Nursery 2 with seperate bathroom,
 - 2 spacious rooms with dressing-room, one with bathroom, the other with shower-room

2^e Floor : Main bedroom with bathroom

Can be used as “teenage-room”

Basement :

- Boiler - gas (to be changed)
- Laundry-room
- Spacious room (Fitness / party),
- Garage - 2 vehicles
- Wine cellar
- Maiden-room
- Shower-room