

*The reflections of Lake Geneva,
echoing your home.*

A TRULY SPECTACULAR MANSION

Lake Geneva - Messery

This document is provided for informational purposes only and does not constitute a contractual commitment by the issuer or its representatives. All information, including descriptions, photos, and other content, is for guidance only and may be subject to change without notice.

The user is advised to independently verify the information before making any decisions or taking any action. Consultation or use of this document shall not be construed as an authorization or formal agreement.



A TRULY SPECTACULAR MANSION

Lake Geneva - Messery

This outstanding Domain is a true entertainer's masterpiece, offering a balance of privacy and Lakeview living yet within easy distance of the bustling international city of Geneva. The mansion looks over the lake towards Nyon in Switzerland and sits along the coast from the well-known spa town of Evian-les-Bains. All secured on a park of about 29.500 m².

SITUATION

Impeccably furnished, the estate includes an enormous main home - The Palace – of about 3.000 m² habitable, including a family villa, a private guest villa, three caretaker's cottages and a private mosque. The property is set on the edge of the lake and, whilst it provides a wonderful sense of privacy, the villas are also conveniently placed.

BUILDINGS

The Domain is offering six buildings of a total size of about 6.000 m², built in the early 1998 by a famous French Group. A famous Italian designer did take care of the inside decoration and of the full furniture made especially for that Palace.

THE MAIN VILLA

The main villa is perfectly positioned offering unparalleled views across the Lake. A truly spectacular mansion. Including the basement, the villa is offering 15 en suite bedrooms with their own bathrooms. The residence offers the rare opportunity of space and privacy rarely seen within this exceptional location. The residence is discreetly positioned within its own gated domain complete with high tech security and video systems, leading onto a private driveway on to the imposing main entrance door with its wooden mosaic.

Upon arrival, the oversized double doors are positioned to the center of the residence leading into a lobby with over 4 meter ceiling height, one elegant lift and two atria to each corner of an ornate sculpted wall and a scintillating enormous crystal chandelier designed by an Italian firm.

An incredible “lobby” in order to celebrate the access to that iconic property. On the ground floor you may find certainly the largest indoor swimming-pool available right now plus two impressive living rooms for the owner of that mansion.



MAIN VILLA

Ground floor

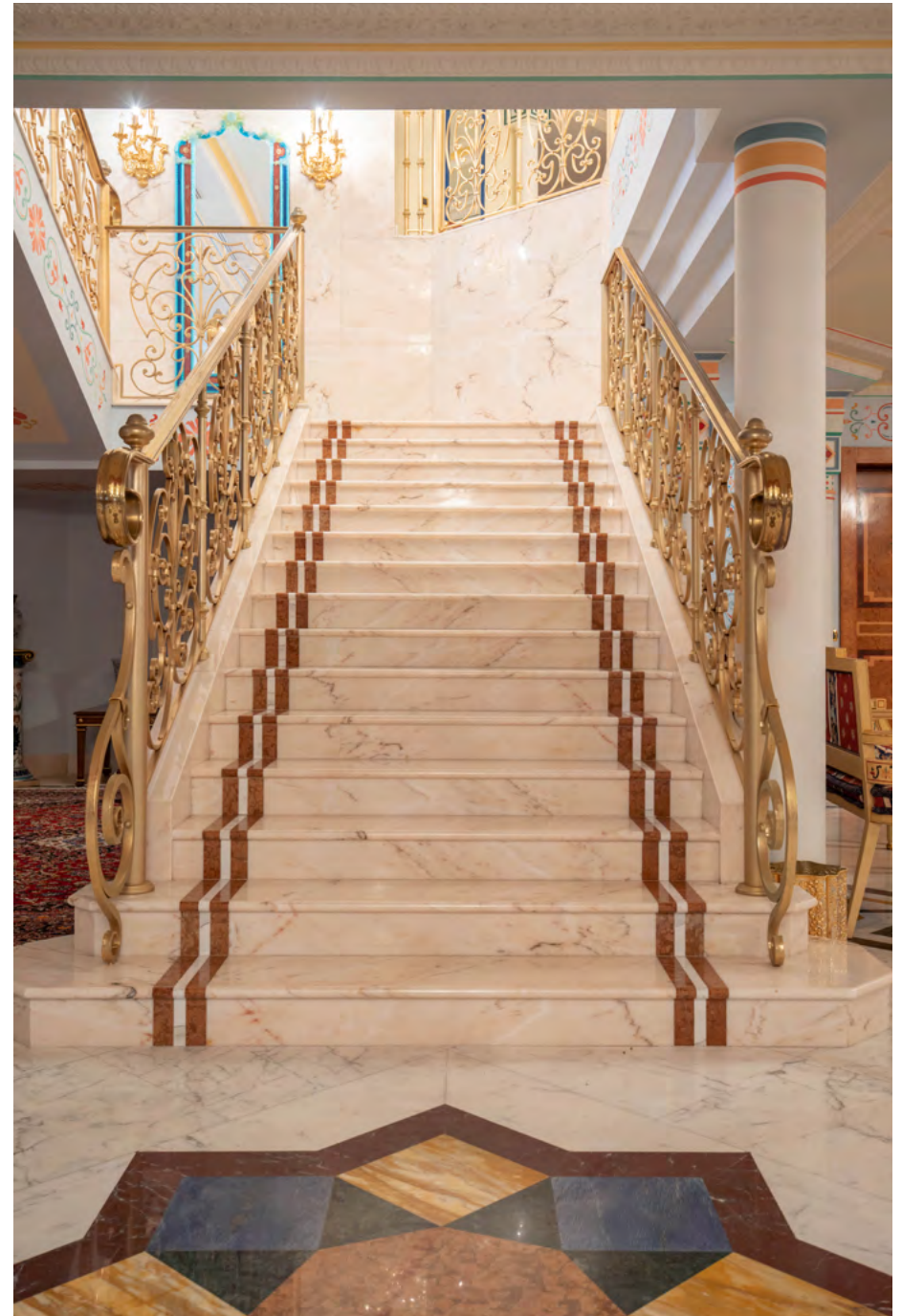
- ◆ lobby
- ◆ office
- ◆ large salon
- ◆ 5 bedrooms en suite with bathrooms
- ◆ dining room for about 40 people
- ◆ office
- ◆ coffee room
- ◆ inside swimming-pool
- ◆ warehouse
- ◆ private changing room including showers plus dressing room
- ◆ lift

First floor

- ◆ private suite facing the lake including the master bedroom
- ◆ large dressing
- ◆ large bathroom plus an independent bedroom
- ◆ 5 bedrooms facing the lake with en suite with bathrooms
- ◆ large lobby
- ◆ large living-room
- ◆ office
- ◆ 2nd kitchen

Basement

- ◆ main kitchen
- ◆ office
- ◆ warehouse
- ◆ 5 bedrooms for the staff with each a bathroom
- ◆ laundry room and bathroom
- ◆ 2 storage rooms
- ◆ sofa room
- ◆ electrical and technical rooms
- ◆ storage fridge rooms
- ◆ car garage for 8 cars







FAMILY VILLA

- ♦ lobby
- ♦ office
- ♦ large salon
- ♦ 6 bedrooms en suite with bathrooms
- ♦ dining room for about 15 people
- ♦ laundry
- ♦ coffee room

FAMILY HOSPITALITY VILLA

- ♦ lobby
- ♦ office
- ♦ salon
- ♦ 4 bedrooms en suite with bathrooms
- ♦ dining room for about 10 people
- ♦ laundry
- ♦ coffee room

All rooms have hot and cold air conditioning.

Car garage for a bus

Including 4 bedrooms with bathrooms.

Guard house

2 bedrooms with bathrooms, kitchen, living room.

Central building for the staff

Office, 4 bedrooms with bathrooms, security room with camera system.















































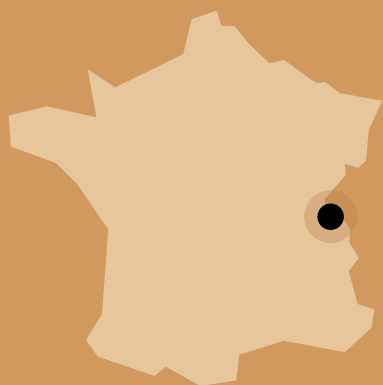






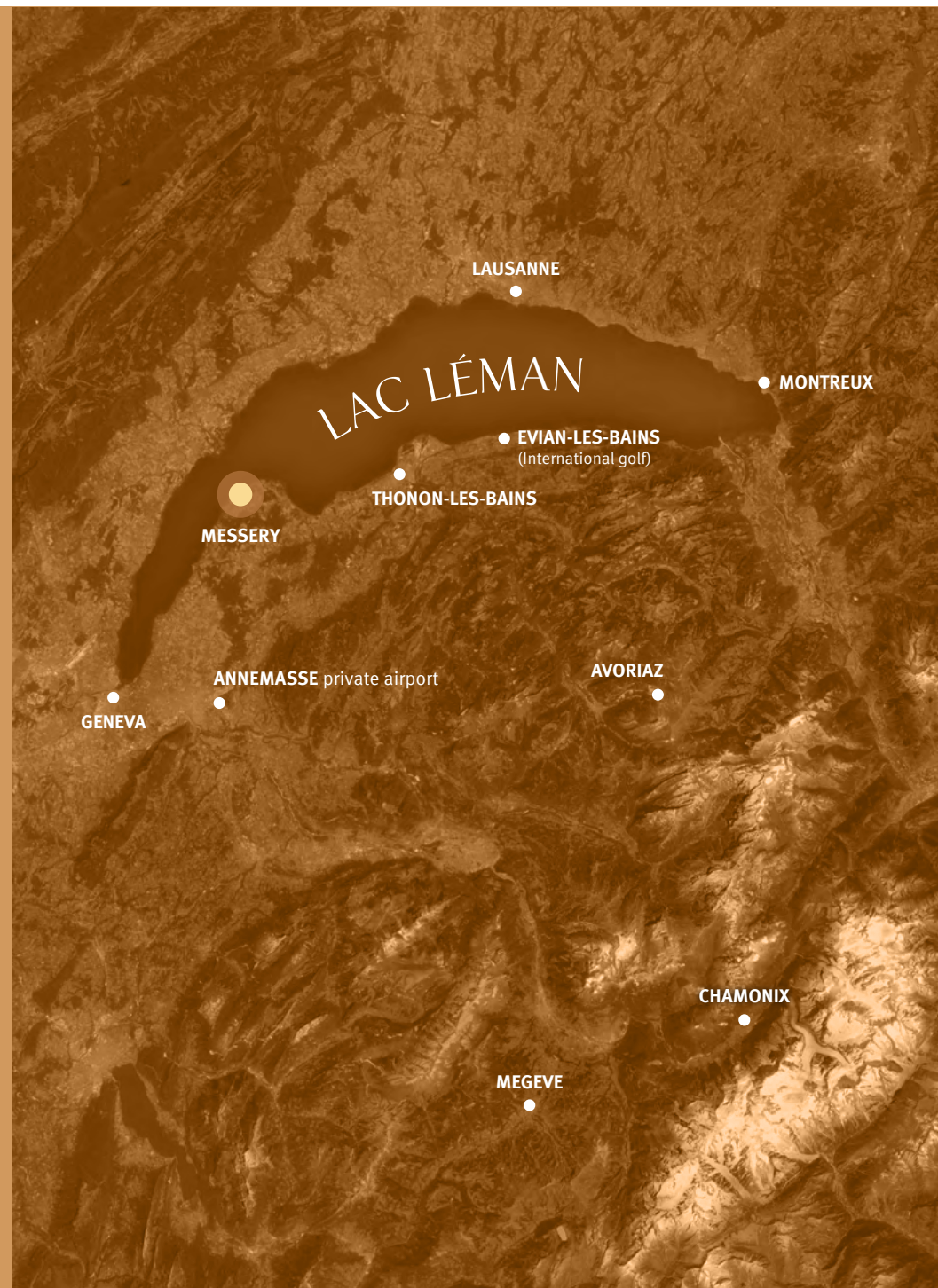






Transport distances

Genève	23 kms
Evian	27 kms
Annecy	70 kms





Disclaimer – General Information

Accuracy of Information: While every effort is made to ensure the reliability of the content, no guarantees are provided regarding its accuracy or completeness. This document is non-binding and serves solely for informational purposes.

Photographs: Images presented reflect only certain parts of the property as they appeared at the time they were taken and may not represent its current state.

Legal and Regulatory Notice: This non-contractual content does not replace individual analysis or due diligence. Any full or partial use does not constitute implicit authorization or approval.

Taxes and Additional Costs: Taxes or other charges may be added to the sale price in accordance with applicable national or local legislation.

Information as of: October 2022.