

MP

MAX PETRAKOV PROPERTIES

EXCLUSIVE LISTING

DOUVAINE · CHENS-SUR-LÉMAN

Architectural Masterpiece on the Shores of Lake Geneva

Ref. MP-26-008

CHF 20,000,000

MAX PETRAKOV PROPERTIES



WATERFRONT · LAKE GENEVA, FRANCE



THE ESTATE

A Rare Waterfront Sanctuary

Completed in 2017, this exceptional prestige residence is set directly on the French shores of Lake Geneva in Chens-sur-Léman, moments from the Swiss border and downtown Geneva. Arranged across 1,361 sqm of total living space, the estate combines absolute privacy with a rare, privileged waterfront position — complete with a private jetty, an infinity-edge pool, and 4,197 sqm of fully enclosed landscaped grounds. The 18 principal rooms are arranged across two main living levels, complemented by a fully fitted lower ground floor, with a private elevator ensuring seamless circulation throughout.

LIVING AREA	LAND AREA	ROOMS	BEDROOMS	BATHROOMS	POSITION	CONSTRUCTION	CONDITION
1,129 m²	4,197 m²	18	10	10	Waterfront	2017	Like New
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THE RECEPTION LEVEL

Living, Dining & Entertaining Spaces

The reception level is conceived around grand proportions and perfectly curated natural light — an impressive formal living room opening directly onto Lake Geneva and the panoramic terrace, an elegant secondary lounge for more intimate gatherings, and a majestic formal dining room.



THE RECEPTION LEVEL

Kitchen & Private Study

A professional-grade kitchen with separate service kitchen serves the home with ease, while a private study with bespoke library offers a quiet retreat, complemented by guest cloakrooms and amenities throughout this level.



THE SUITES

Seven Exceptional Bedroom Suites

The sleeping quarters accommodate seven exceptional suites distributed between the ground floor and upper level. Each suite benefits from its own dressing room and luxurious en-suite bathroom finished in marble or onyx, with the two principal suites offering remarkable ceiling heights and breathtaking panoramic views over the lake.



LOWER GROUND FLOOR

Wellness, Leisure & Entertainment

Entirely fitted and dedicated to wellness and leisure, the lower ground floor offers a high-end fitness area, spa and wellness facilities, a private cinema room, a games lounge, and a climate-controlled wine cellar, alongside discreet technical and service areas.



THE GROUNDS

Infinity Pool & Landscaped Park

The estate sits within a fully enclosed and magnificently landscaped private park, offering multiple terraces and direct access to the various levels of the residence. A sleek infinity-edge swimming pool overlooks the park, creating seamless visual continuity with the shimmering waters of Lake Geneva.



Facade, Driveway & Caretaker's House

An independent two-bedroom caretaker's house, fully autonomous with its own infrastructure, completes the estate and can comfortably accommodate staff or guests. The property further benefits from three secure covered parking spaces in addition to generous outdoor parking facilities.



PRIVATE WATERFRONT

Direct Lake Access with Private Jetty

A private jetty provides direct access to the lake, allowing for boating and swimming in complete privacy, without reliance on public access points — a defining feature of this extraordinary waterfront setting.



LOCATION

Chens-sur-Léman, French Shores of Lake Geneva

Geneva city centre — 16 km · Geneva International Airport — 21 km · Swiss border — a few minutes away · Renowned international schools (Notre-Dame du Lac and others) — 10-15 km



OFFERED AT

CHF 20,000,000

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BROKER IN CHARGE

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