

WATERFRONT · LAKE GENEVA

TM. TILALMAX

DUBAI · INTERNATIONAL

EXCLUSIVE LISTING

DOUVAINE · CHENS-SUR-LÉMAN · FRANCE

Architectural masterpiece on the shores of Lake Geneva

OFFERED AT

CHF 20,000,000

10 BEDROOMS | 1,129 m² LIVING | 4,197 m² LAND | PRIVATE JETTY

REF. 26-008



THE ESTATE

A rare waterfront sanctuary

Completed in 2017, this prestige residence sits directly on the French shore of Lake Geneva in Chens-sur-Léman, moments from the Swiss border and downtown Geneva. Across 1,361 m² of total floor space it pairs absolute privacy with a rare waterfront position: a private jetty, an infinity-edge pool and 4,197 m² of fully enclosed landscaped grounds. The 18 principal rooms are arranged over two main living levels plus a fully fitted lower ground floor, linked by a private elevator.

LIVING AREA **1,129 m²**	LAND AREA **4,197 m²**
ROOMS **18**	BEDROOMS **10**
BATHROOMS **10**	POSITION **Waterfront**
BUILT **2017**	CONDITION **Like new**

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03

THE RECEPTION LEVEL

Living, dining & entertaining

Conceived around grand proportions and carefully curated natural light: a 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.









04

THE RECEPTION LEVEL

Kitchen & private study

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









05

THE SUITES

Seven bedroom suites

Seven suites are distributed between the ground floor and upper level, each with its own dressing room and en-suite bathroom finished in marble or onyx. The two principal suites offer remarkable ceiling heights and panoramic views over the lake.









06

LOWER GROUND FLOOR

Wellness, leisure & entertainment

Entirely fitted for wellness and leisure: a high-end fitness area, spa and wellness facilities, a private cinema, a games lounge and a climate-controlled wine cellar, alongside discreet technical and service areas.









07

THE GROUNDS

Infinity pool & landscaped park

The residence sits within a fully enclosed, landscaped private park with multiple terraces and direct access to every level. The infinity-edge pool overlooks the park and runs visually into the waters of Lake Geneva.









08

THE ESTATE

Facade, driveway & caretaker's house

An independent two-bedroom caretaker's house, fully autonomous with its own infrastructure, can comfortably accommodate staff or guests. Three secure covered parking spaces plus generous outdoor parking.









09

PRIVATE WATERFRONT

Direct lake access, private jetty

A private jetty gives direct access to the lake for boating and swimming in complete privacy, with no reliance on public access points. The defining feature of this waterfront setting.







10

LOCATION

Chens-sur-Léman, French shore of Lake Geneva

16 km

Geneva city centre

21 km

Geneva International Airport

Minutes

Swiss border

10–15 km

International schools incl. Notre-Dame du Lac





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LIVING	LAND	BEDROOMS	BUILT

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Private viewings by appointment

Max Petrakov · Private Client Advisor, Phoenix Homes

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