# LES CLOS

## HERMANCE

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# The Project

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The perfect setting of this residence, just a few steps from the lake and the medieval village of Hermance, will be difficult to resist. Les Clos are a group of villas and apartments all put up for sale. On a gently sloping terrain, Les Clos residences each have a stunning view of the lake, the surrounding mountains and plenty of natural light within a verdant wooded park.

**Amaldi-Neder Architects** have given priority to esthetic design and the spaciousness of the interiors. The practice is in charge of the construction from design to final build, thereby ensuring the quality of the work and attention given to detail. A landscape gardener sees to the layout of the park, which will be just perfect for just ambling around. A play area for children of the residence will be located in a quiet and sheltered place.

# The Project

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Find your dream home from among the terraced villas and apartments in the three buildings. The project is perfect for anyone looking for **a quality of life environment**. All requirements are catered for, from the 3.5-room apartment at a reasonable price to the 5-room villa and even the luxury duplex with double ceiling height in the living room.

Most of the living rooms face west towards the lake, a few have a **clear view** towards the Voirons hills and the fields.

Access to the underground parking is from the route d'Hermance and the exit is on the route de Chevrens so as to maintain **the tranquility and beauty of the parc.**

**The building permit has been approved** and work will start in June 2019. Construction will be in three closely sequential phases aiming for a first delivery in autumn 2021.

This is a high energy performance project (HPE) exempt from property tax for a period of 20 years.

# VILLAS

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# The Villas

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The eight villas are terraced and face the lake. A rise of two metres between villas ensures each has a clear view and total privacy. The three different layouts provide a choice between three to five bedrooms with from 160 to 270 sq m of living space.

Each villa, which can either be reached on foot through the residence's park or by car from the underground garage, has a terrace and garden with the option to install a small pool. Indoors is a large living area with open plan kitchen and separate night quarters.

The usable surface area includes the basement with a spacious multipurpose room, technical installations, laundry and direct access to the underground garage with a double lockup box for each villa. Usable surface areas are between 252 and 350 sq m.

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# APARTMENTS

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# The Apartments

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The buildings set in the grounds of the residence are at a respectable distance from each other thanks to the gently sloping terrain which provides them with a clear view and very little other visible construction.

The apartments vary in size from 3 rooms with an area of 82 sq m to 6 rooms with an area of
185 sq m. In line with the design of the villas, they all have spacious living rooms facing sunny terraces and separate sleeping quarters with bathroom.

Each apartment is sold with a cellar and two parking spaces. Additional cellars are available at cost.

# The Penthouses

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All these apartments have a clear view of the lake and/or the Voirons. They have generous dimensions varying from 147 to 185 sq m for six rooms, including three bedrooms and an office corner.

They have private access either from the elevator or the staircase.

Each apartment is sold with a cellar and two parking spaces. Additional cellars are available at cost.

# Garden Level

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All apartments have spacious terraces, some with private gardens facing west or a deck facing east.

Given the sloping terrain some ground floor apartments are dual aspect, others not. Some first-floor apartments have an east-facing deck.

The decks are small enclosed gardens ensuring full privacy to the bedrooms on the ground floor. They face the rising sun and there is an area that can be adapted to include flower beds, vegetable patches or other as desired by the buyer.

# DUPLEX

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# The Duplex

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The crown-jewel of the project is this duplex with its spacious 290 sq m boasting the finest view of the lake from both its terraces.

The spectacular nature of the view is enhanced by the double ceiling height producing an impressive feeling of space.

The master suite overlooks the living room with an indoor glazed wall that brings out the spaciousness of the double ceiling height.

# PLANS

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# Villa Plan

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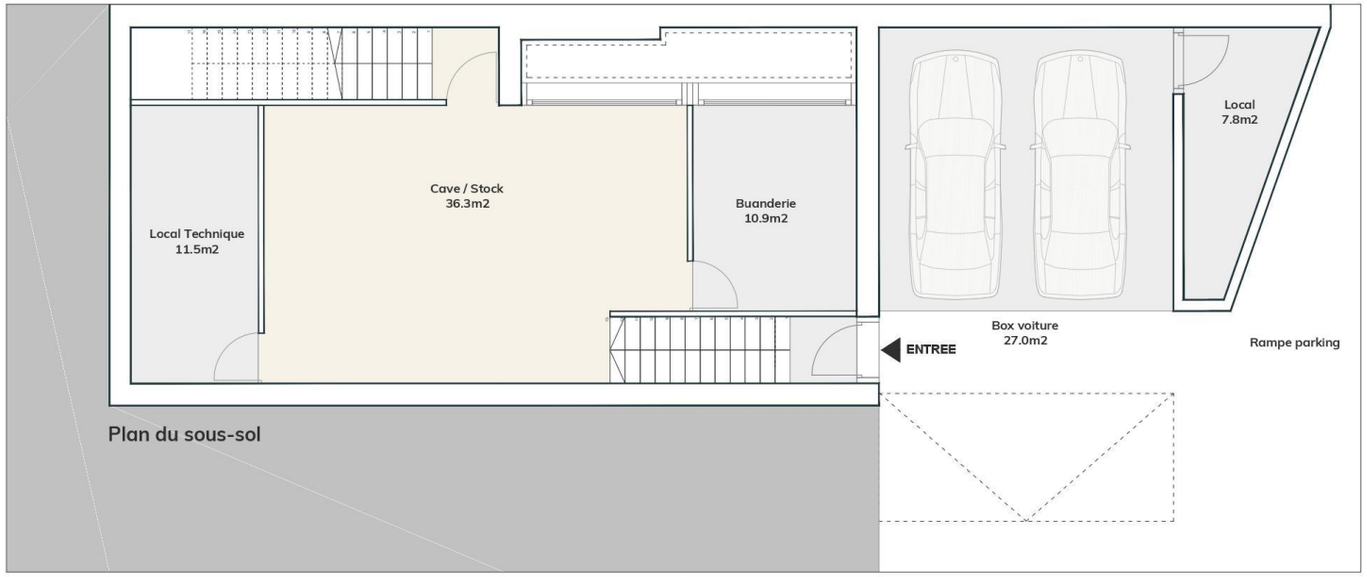
| | |
|---|---|
| VILLA | 7 |
| N° de pièces | 7 |
| Surface parcelle | 499 m² |
| Surface habitable | 224.0 m² |
| Surface utile | 313.3 m² |
| Parking | 2 places |

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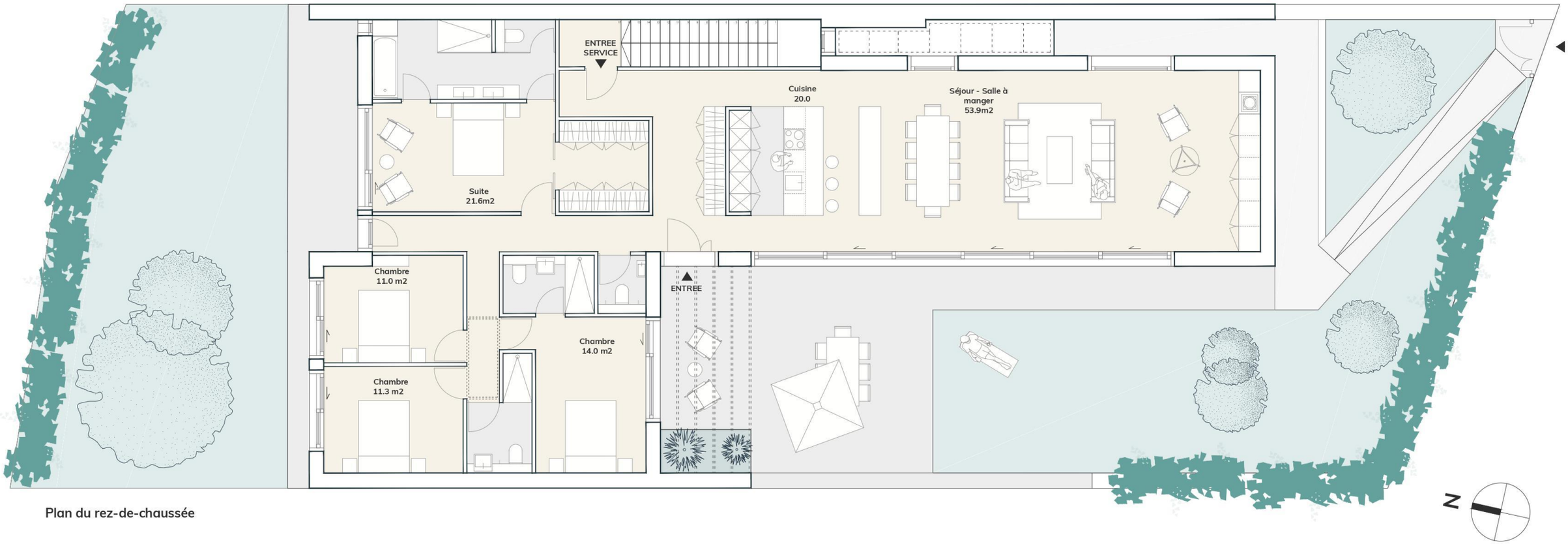


Plan du rez-de-chaussée

# Penthouse Plan

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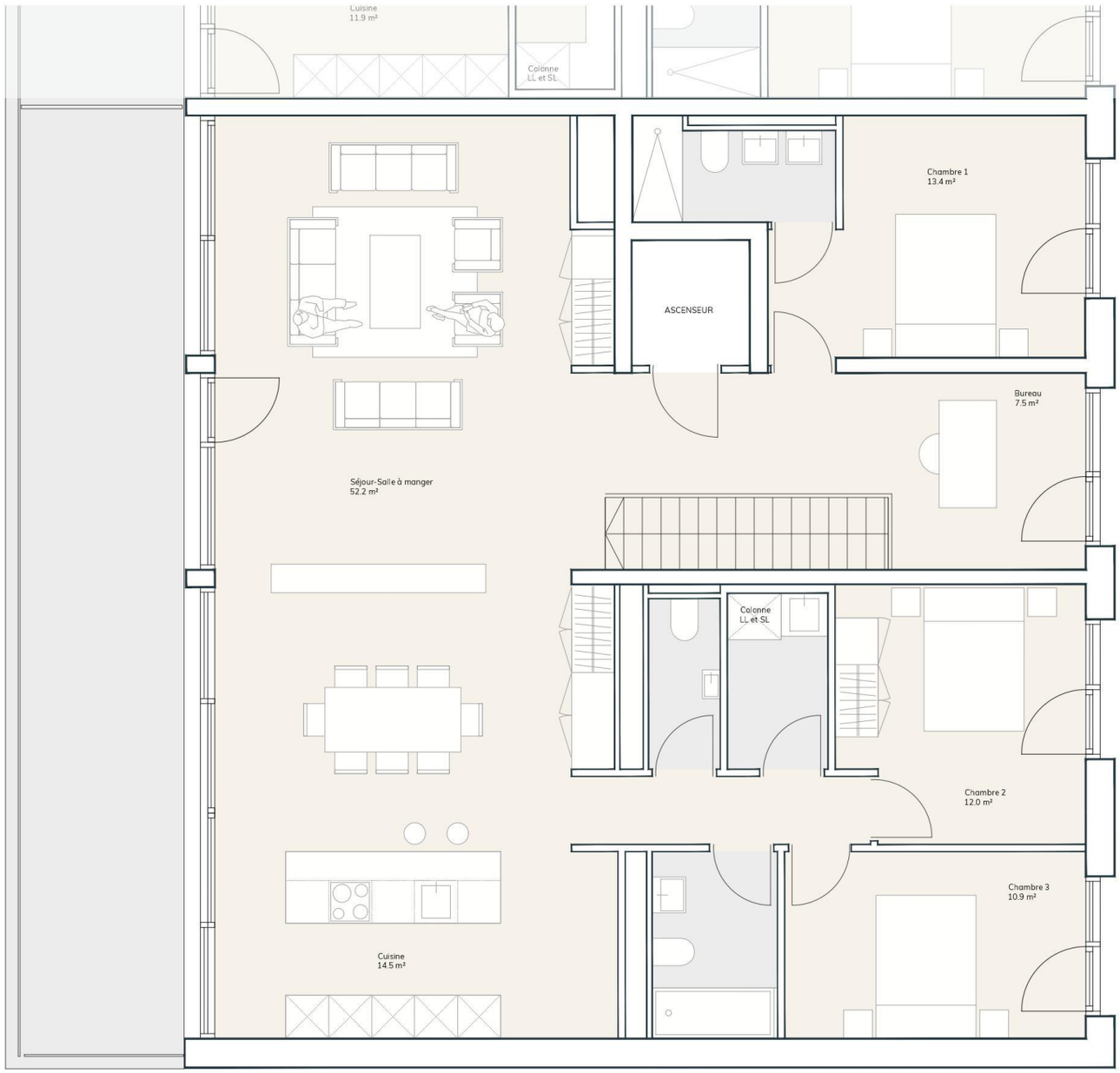
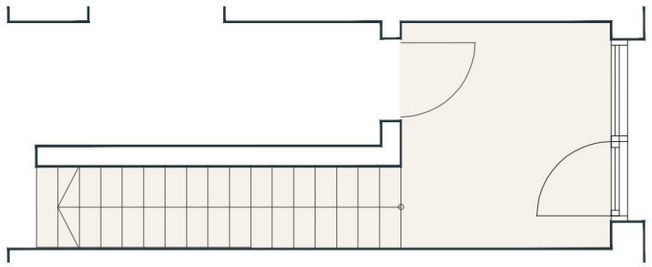
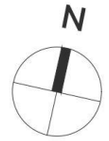


Bâtiment A - Façade Ouest



| | |
|---|---|
| ATTIQUE | A402 |
| N° de pièces | 6 pièces |
| Surface PPE * | 184 m² |
| Surface balcon | 30 m² |



# Apartment Plan

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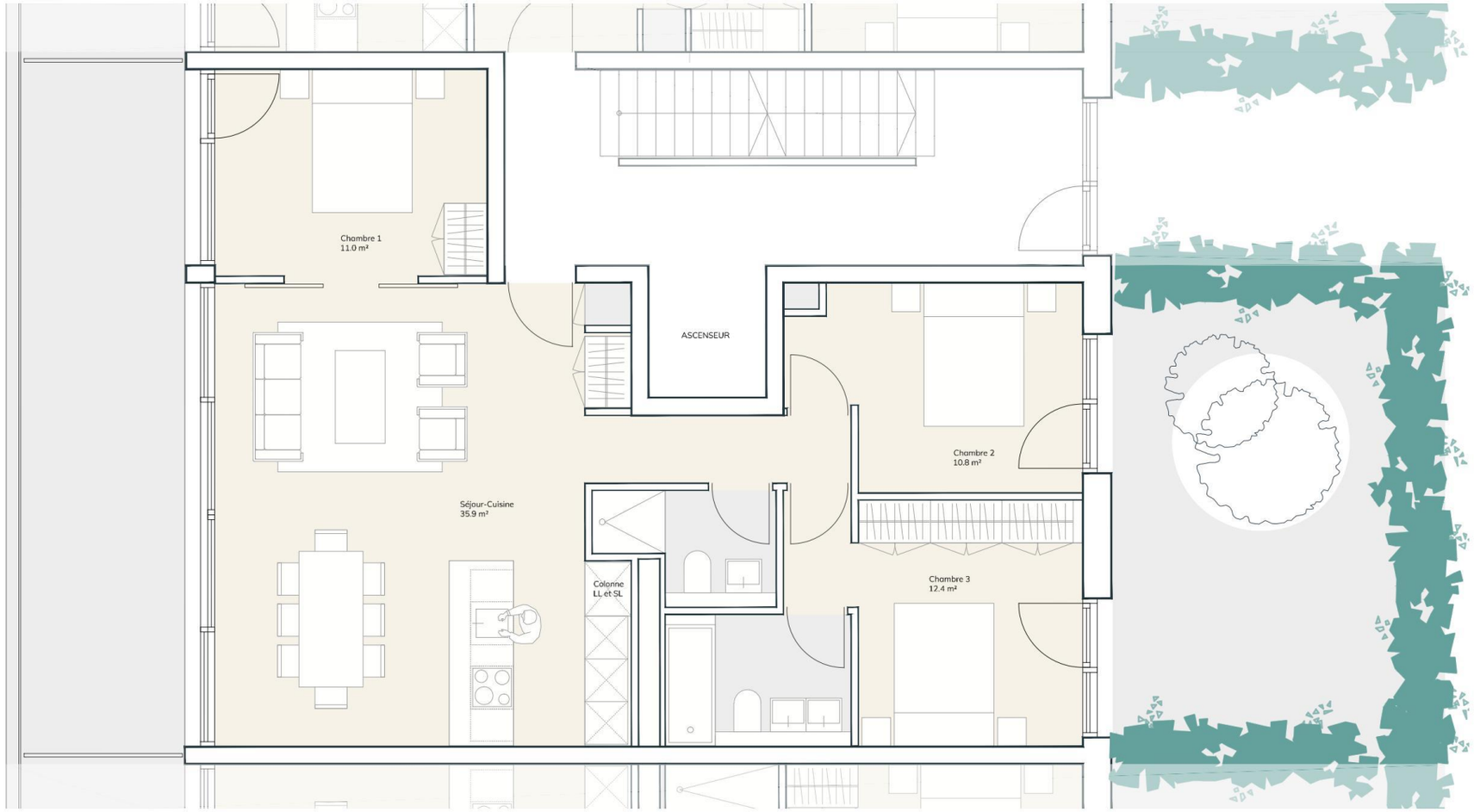
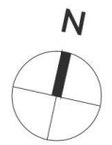



Plan

| | |
|---|---|
| APPARTEMENT | A202 |
| N° de pièces | 5 pièces |
| Surface PPE | 96 m² |
| Surface deck | 32 m² |
| Surface balcon | 24 m² |

Facade Ouest

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# Duplex entrance level Plan

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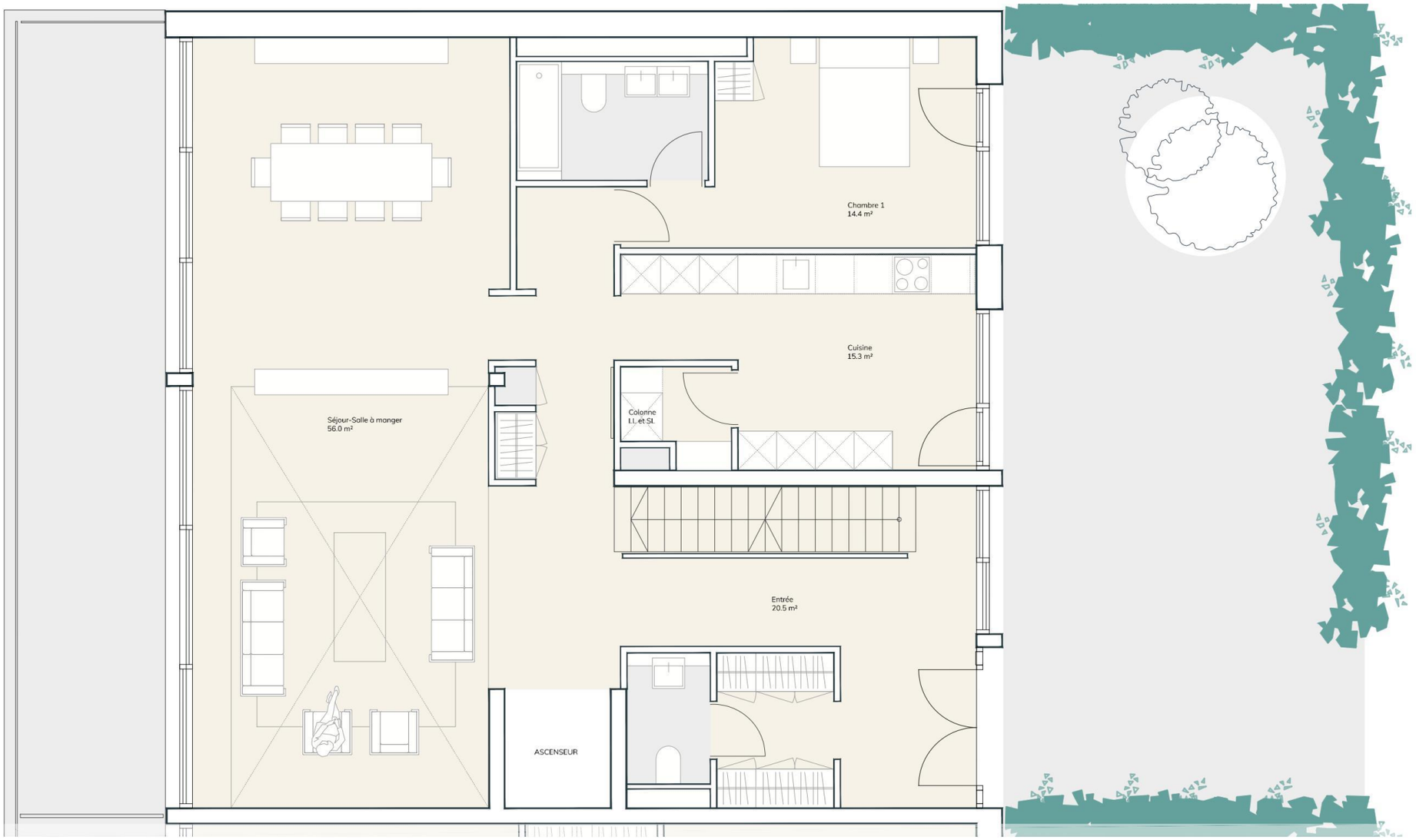
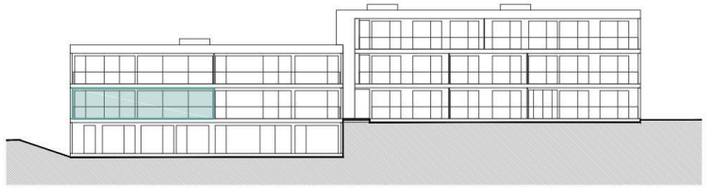
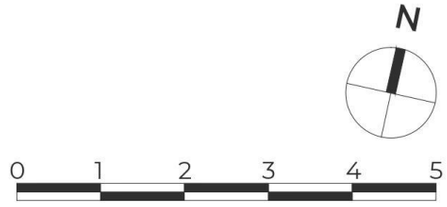



Plan



Façade Ouest

| | |
|---|---|
| APPARTEMENT | C201 |
| N° de pièces | 8 pièces |
| Surface PPE | 290 m² |
| Surface balcon | 74 m² |
| Surface deck | 69 m² |



# Duplex upper level Plan

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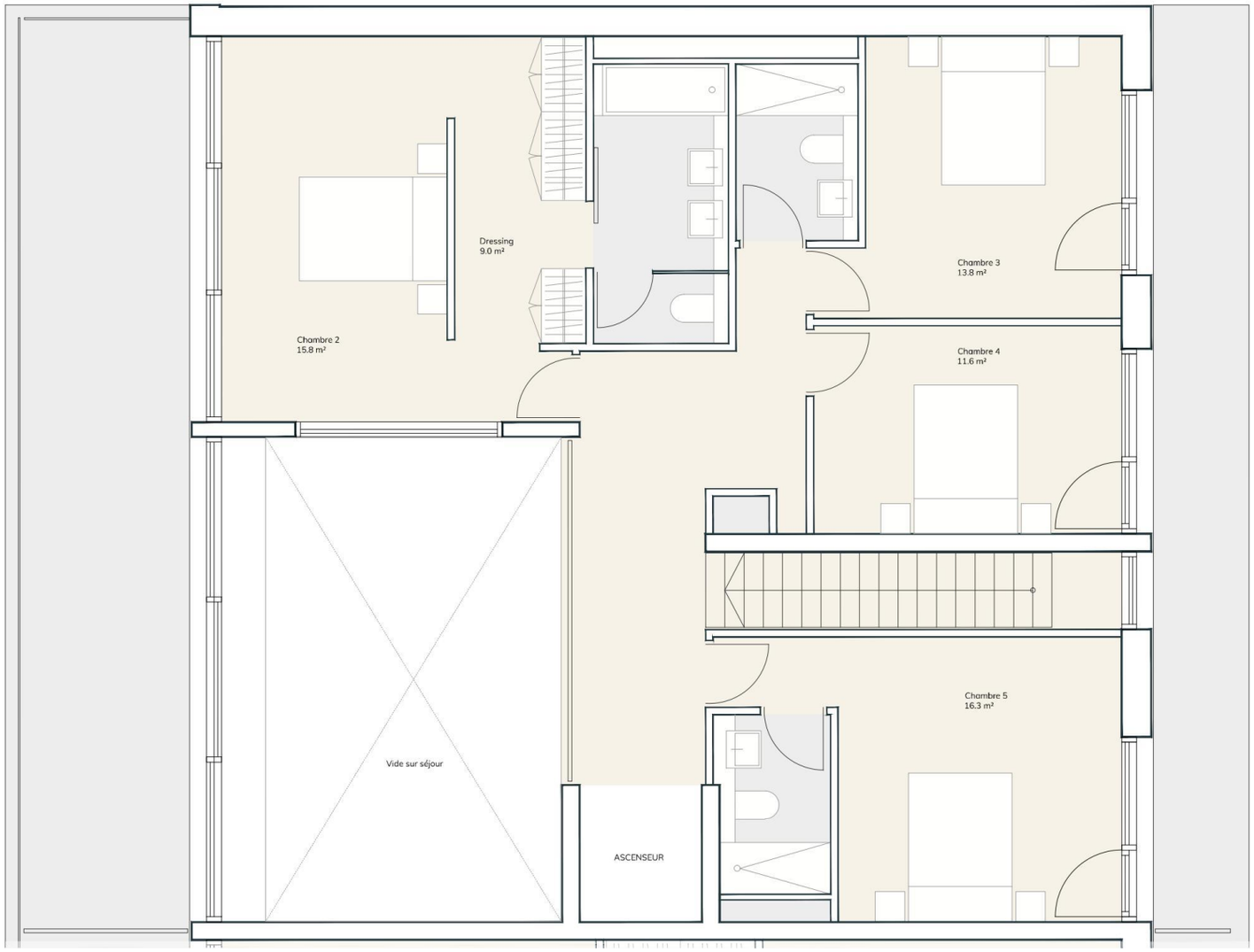
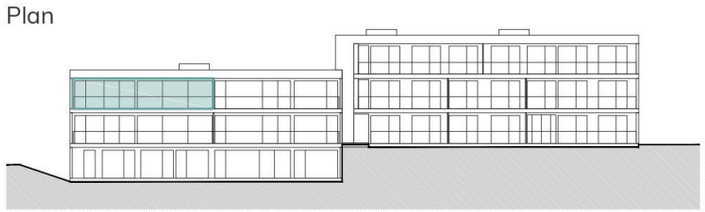
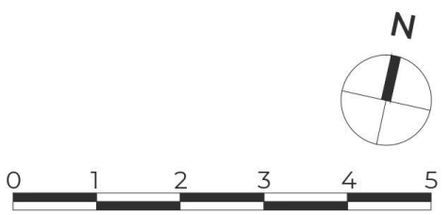



Plan



Façade Ouest

| | |
|---|---|
| APPARTEMENT | C201 |
| N° de pièces | 8 pièces |
| Surface PPE | 290 m² |
| Surface balcon | 74 m² |
| Surface deck | 69 m² |



# LOCATION

# Location

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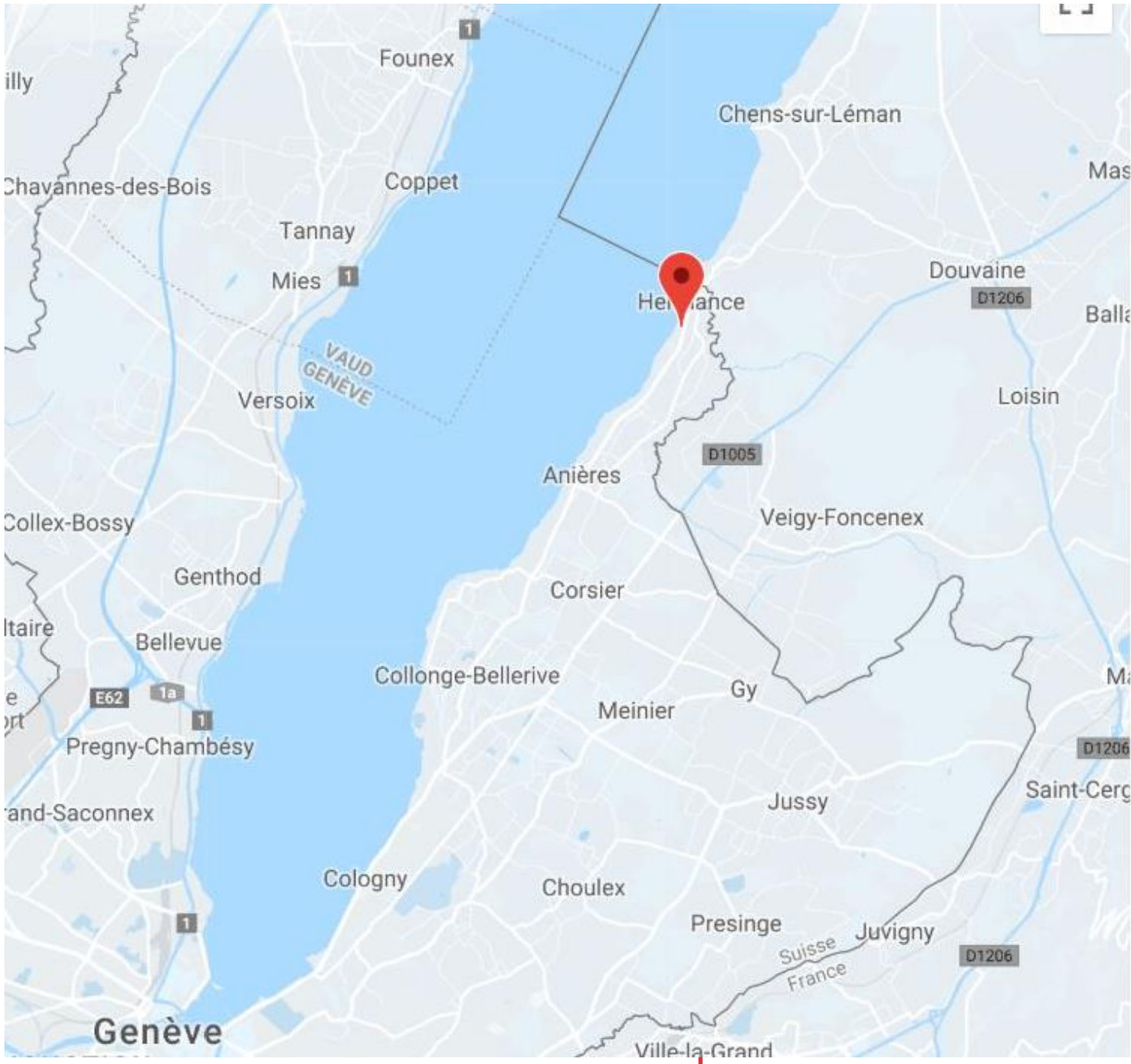
The plot is situated between the lake and the countryside at Hermance, said to be one of the most beautiful villages in Switzerland.

Only 13Km from central Geneva, Hermance, the second smallest commune of the canton, stands out for the number and quality of facilities available to its inhabitants:

- Football club
- Rugby club
- Sailing school
- Tennis club
- Pottery classes
- Brass band and music lessons
- A private beach with all its water-based activities

The primary school in the middle of the village is in a beautiful old historic building.



# Location



The school bus takes secondary school pupils to Bois Caran school as well as to other schools on the left bank.
The “île aux mômes” day care centre shared between the communes of Collonge-Bellerive, Anières, Corsier and Hermance takes in children from the age of three months until they can go to pre-school. The centre is open from Monday to Friday between 7.30 am and 6.30 pm.

The commune is regularly served by Geneva public transport (Line E bus takes only 33 minutes to the city centre and runs over 5 times an hour).

Hermance is also a favourite departure point for pleasant lake tours with excellent food on the boats of the Geneva navigation company.

Anyone who loves being out in the open will appreciate this countryside setting.

# Financing

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The project has already been approuved for financing by the BCGe. You may contact them directly or use the services of Aznar & CIE, specialised mortgage advisors :

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