



Domaine des Bois



Switzerland

Sotheby's
INTERNATIONAL REALTY

Switzerland | Sotheby's
INTERNATIONAL REALTY

The Commune	4
The Project	5
Situation	6
Construction	8
Gallery	9
Technical data	14
Contact	15

The Commune

The Domaine des Bois is located in the village of Chavannes-des-Bois, surrounded by countryside between the lake and the Jura Mountains. The project is ideally located next to the school and community facilities.

Its neighboring towns in the Terre Sainte region of Vaud are Mies, Tannay, and Commugny, as well as the town of Versoix on the Geneva side.

The area also borders France, separated by the Versoix River. Located near a highway interchange, Chavannes-des-Bois is also served by school and public buses connecting the village to nearby schools and train stations, ensuring quick access to downtown Geneva and Nyon.&

When it comes to active transportation, Chavannes-des-Bois is a favorite spot for hikers, cyclists, and the many riders from the Pony Club and Equestrian Center.



close to all amenities



Located in the heart of the village



Gated community



The Project

Just 10 minutes from downtown Geneva, the Domaine des Bois project offers four contemporary villas in the heart of a quiet, green residential setting, ideal for families.

Located in the sought-after Terre Sainte area, this project combines the charm of a village setting with excellent proximity to Geneva, La Côte, and all essential amenities.

Each villa features a private lot of approximately 210 m², complemented by common areas, and offers a weighted floor area ranging from 180 m² to 200 m². The living spaces have been designed to prioritize comfort, natural light, and functionality.

The ground floor features a modern kitchen that opens onto a spacious living room with direct access to a covered terrace and a private garden. Upstairs, the sleeping area consists of a master suite with an en-suite bathroom, two additional bedrooms, and a second bathroom. The convertible attic space of approximately 40 m² offers additional space that can be adapted to your needs: an office, a game room, a fitness area, or a home theater.

Each villa also features a basement, a laundry room, a utility room, a locked storage unit, and a parking space in a secure underground garage.

Designed with sustainability in mind, the project is equipped with a heat pump and solar panels, with the option to add a swimming pool.



A quiet, green setting



Located in a residential neighborhood



Private garden



Situation

Nestled in the heart of a quiet, green residential neighborhood in Chavannes-des-Bois, the Domaine des Bois project offers a privileged living environment, perfectly suited for families seeking peace and comfort.

With numerous recreational and leisure areas right nearby, children can fully enjoy outdoor activities in a safe and friendly environment.

Comprising four contemporary villas designed by the architectural firm AMTM Architectes, this project captivates with its elegant and timeless architecture.

The clean, refined lines, combined with a selection of high-quality materials, allow for a harmonious integration into the surrounding natural landscape.

				
Airport	14.9 km	-	-	20 min
Bank	3.8 km	-	-	7 min
Hospital	12.3 km	-	-	15 min
Nursery school	470 m	6 min	6 min	1 min
Post	4.8 km	-	-	6 min
Primary school	5.3 km	-	-	8 min
Public transport	280 m	4 min	4 min	1 min
Secondary school	14.4 km	-	-	25 min
Station	5.8 km	-	30 min	8 min



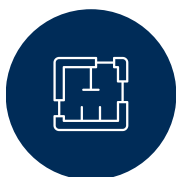
Construction

The project's architectural design was carefully planned to blend harmoniously with its surroundings. Each home was designed to maximize natural light throughout the day.

The development stands out for its contemporary architecture, characterized by large picture windows, high ceilings, and spacious layouts, offering bright and airy living spaces.

The villas also feature optimal modern comforts, notably thanks to an underfloor heating system, ensuring a pleasant and warm atmosphere year-round.

The Domaine des Bois features four villas located in a quiet, leafy residential neighborhood—perfect for family life just a stone's throw from major urban centers.



spacious areas and generous volumes



beautiful light



private garden



Galerie











Technical data

Proximity

- School Primary

Exterior

- Terrace
- Garden
- Box Depot

Interior

- Private Bathroom
- Bright

Equipment

- Kitchen
- Kitchen Only
- Electric Blind
- Kitchen Furnished

Sunshine

- Optimal

Style

- Modern

Contact



Denis Veyrenche

+41 76 842 42 58

Denis.Veyrenche@swsir.ch

**Switzerland Sotheby's International Realty
(agence de Genève Rive-gauche)**

Chemin du Vieux-Vésenaz 34
1222 Vésenaz

Tél. +41 22 888 18 18
www.switzerland-sothebysrealty.ch

www.switzerland-sothebysrealty.ch



Domaine des Bois

Switzerland

Sotheby's
INTERNATIONAL REALTY

Domaine des Bois

Route de la Branvaude 57A, 1290 Chavannes-des-Bois

Réf. Internet	Lot	Pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain	Box et place intérieure	Prix villa
048220	A	4.5 pièces	S/O	197.00 m ²	109.00 m ²	14.00 m ²	198.00 m ²	B2-2	1'690'000.00 CHF
048221	B	4.5 pièces	S/O	197.00 m ²	126.00 m ²	14.00 m ²	215.00 m ²	B1-1	1'750'000.00 CHF
048222	C	4 pièces	O	200.00 m ²	215.00 m ²	13.00 m ²	226.00 m ²	B3-3	VENDU
048223	D	4 pièces	O	200.00 m ²	257.00 m ²	13.00 m ²	230.00 m ²	B4-4	VENDU
Prix place de parking									30'000.00 CHF

22 octobre 2026

Ce descriptif n'est pas contractuel. Les informations sont indicatives. Ce dossier ne peut être transmis à des tiers sans autorisation.

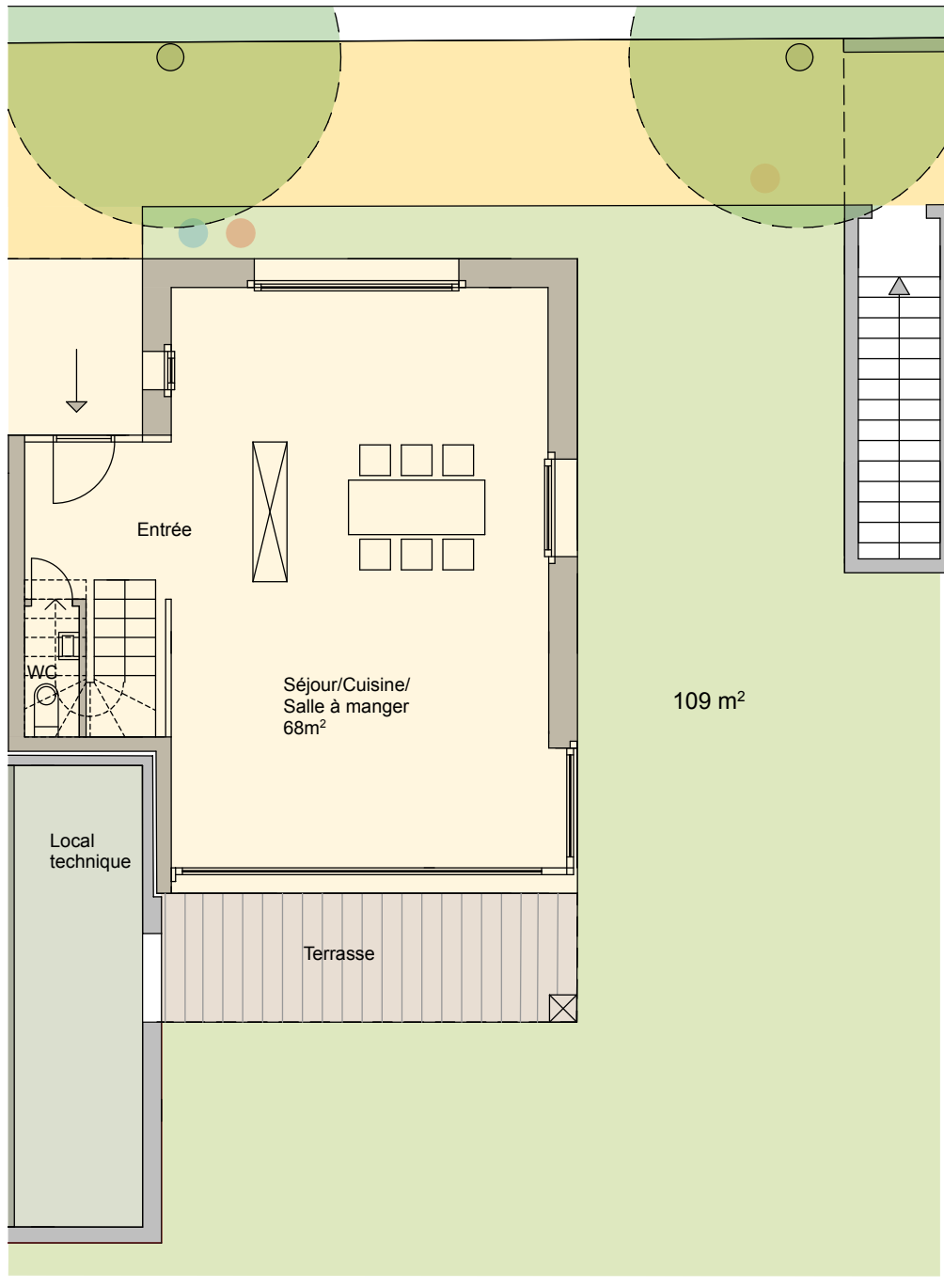
*Normes vaudoises: la cuisine ne compte pas

** Surface PPE: avec combles pondérées

*** Pondération: 10% de la surface de jardin et 33% de la surface de terrasse

DOMAINE *des* BOIS

Chavannes-des-bois

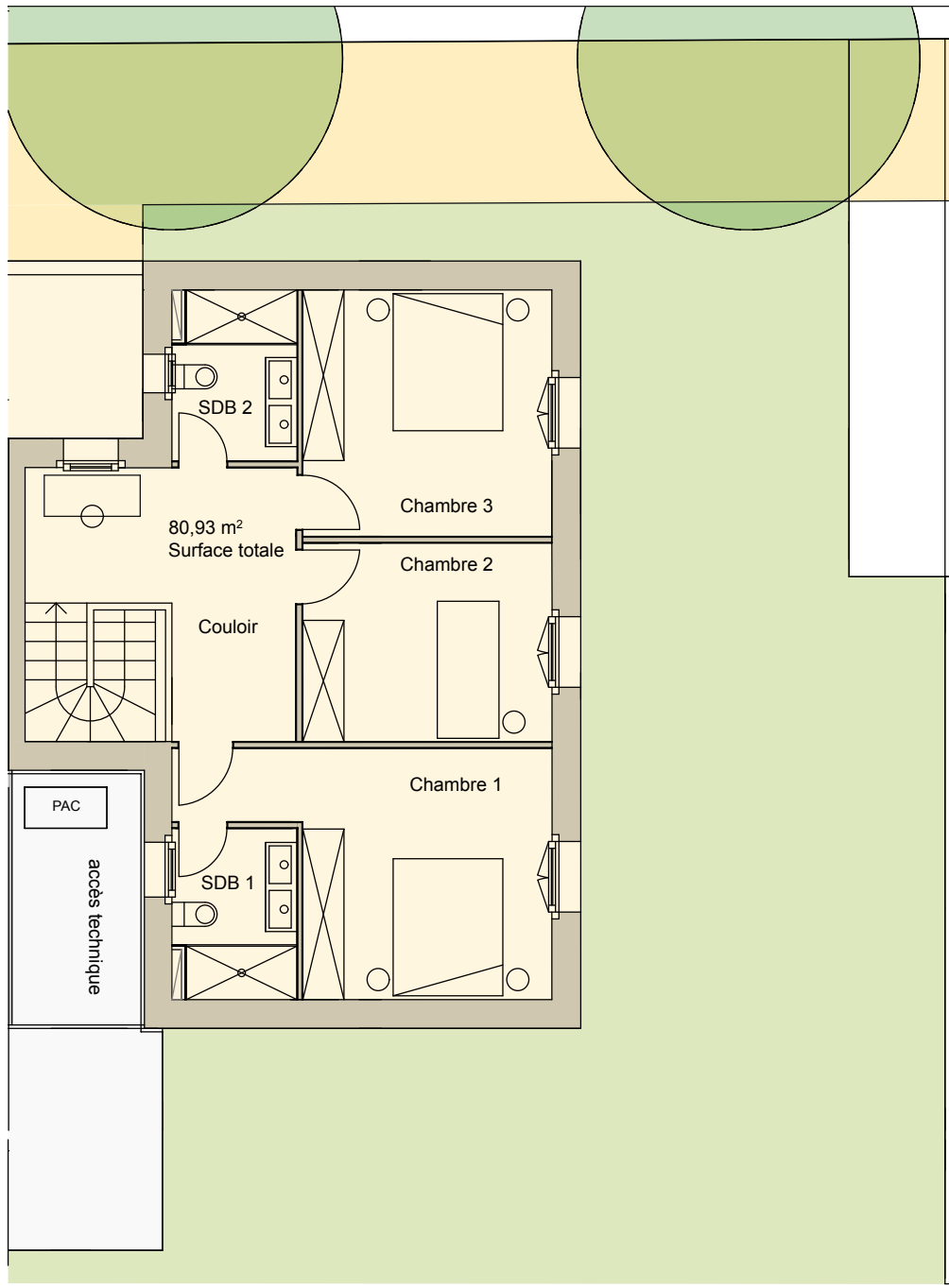


Villa A - Rez-de-chaussée

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa A	4.5	SO	197 m ²	109 m ²	14 m ²	198 m ²

DOMAINE *des* BOIS

Chavannes-des-bois

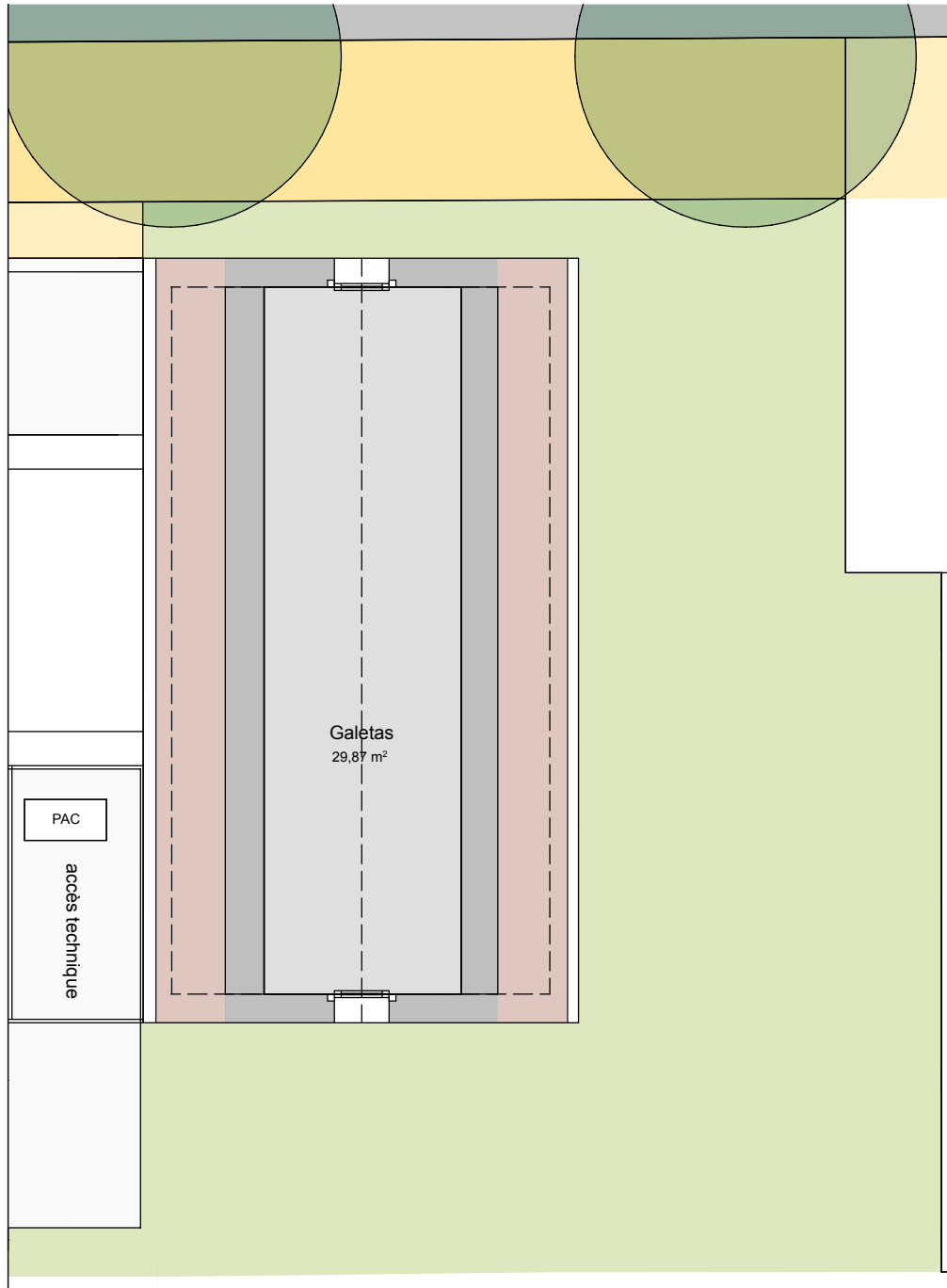


Villa A - 1er étage

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa A	4.5	SO	197 m ²	109 m ²	14 m ²	198 m ²

DOMAINE *des* BOIS

Chavannes-des-bois

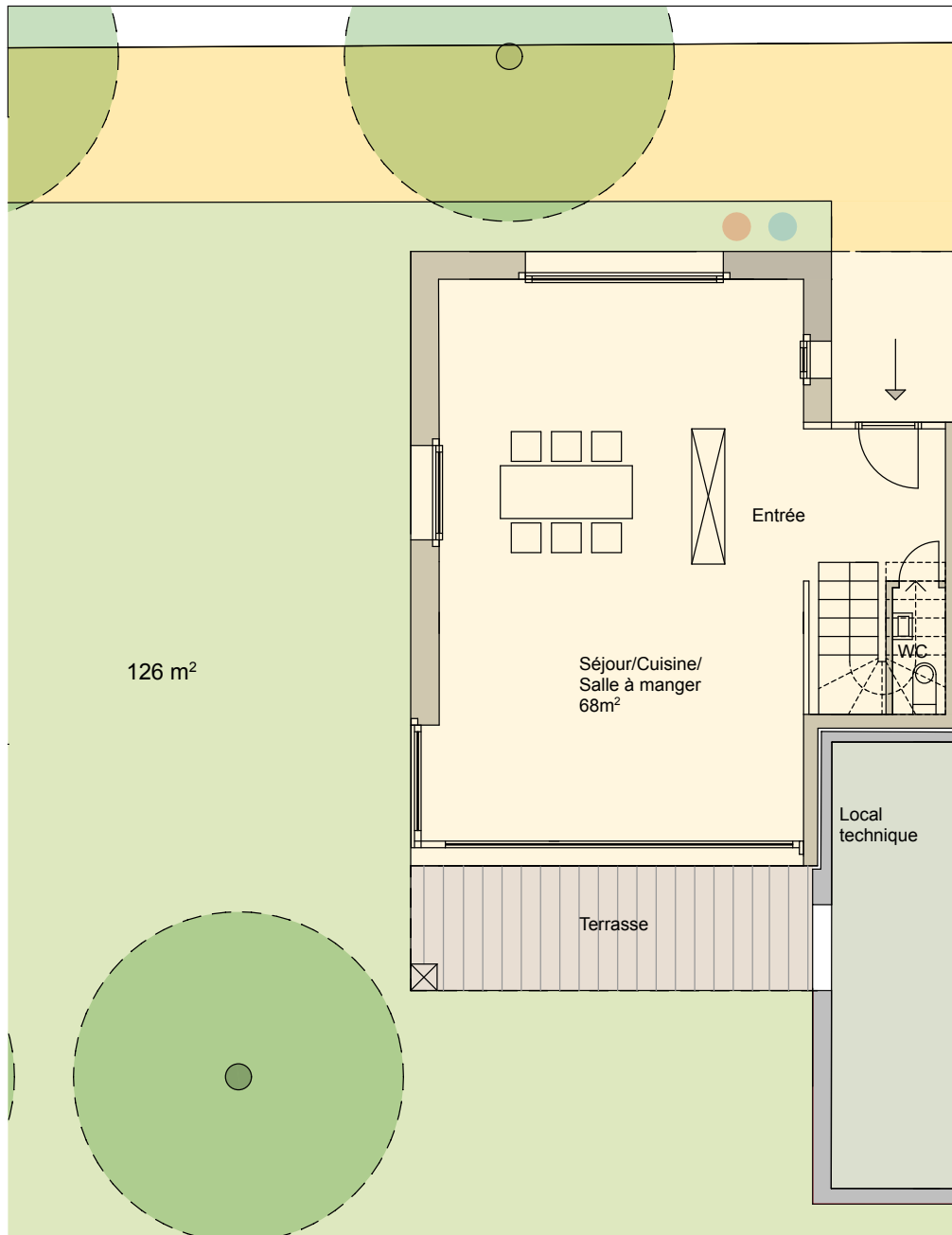


Villa A - Combles

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa A	4.5	SO	197 m²	109 m²	14 m²	198 m²

DOMAINE *des* BOIS

Chavannes-des-bois

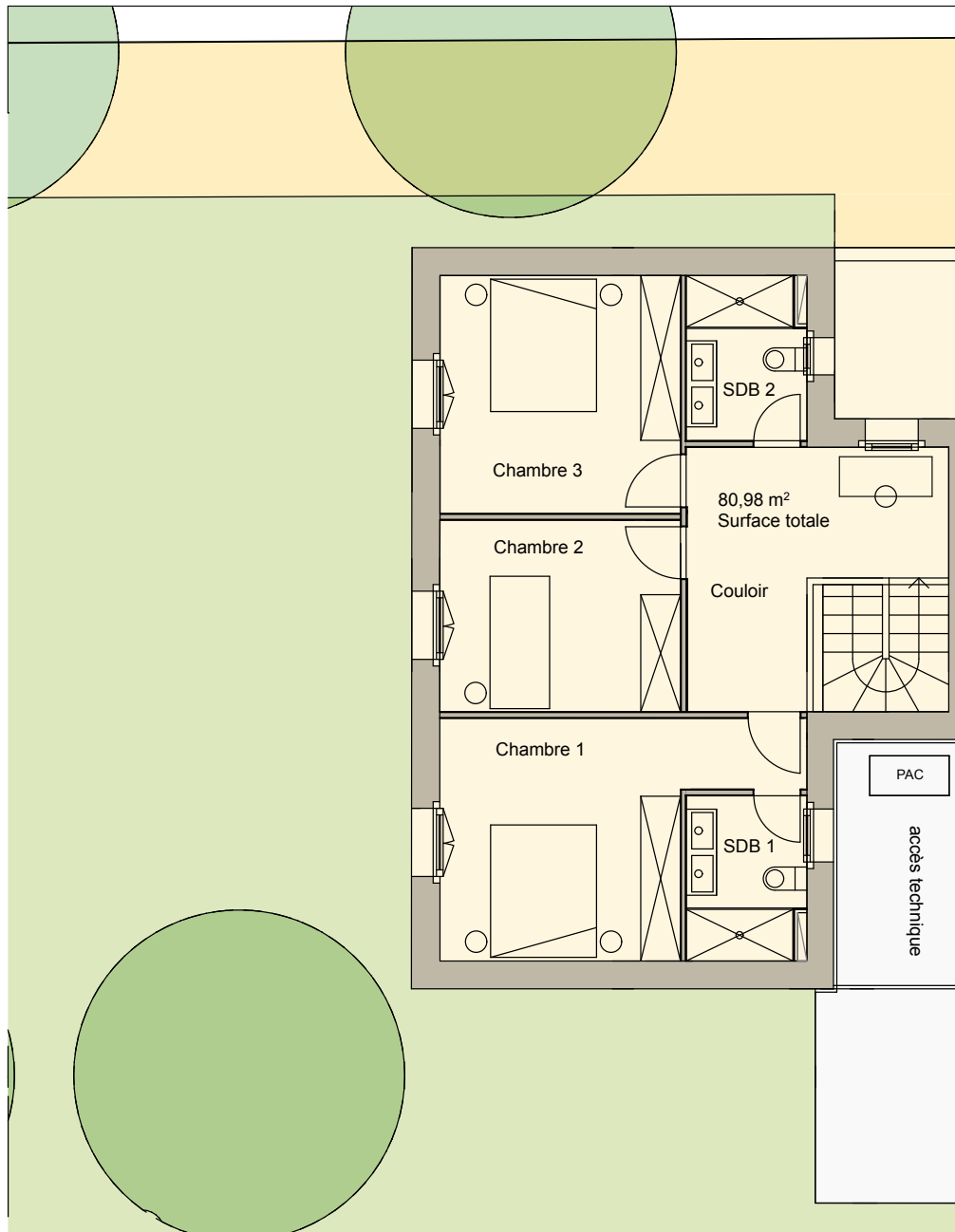


Villa B - Rez-de-chaussée

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa B	4.5	SO	197 m²	126 m²	14 m²	215 m²

DOMAINE *des* BOIS

Chavannes-des-bois

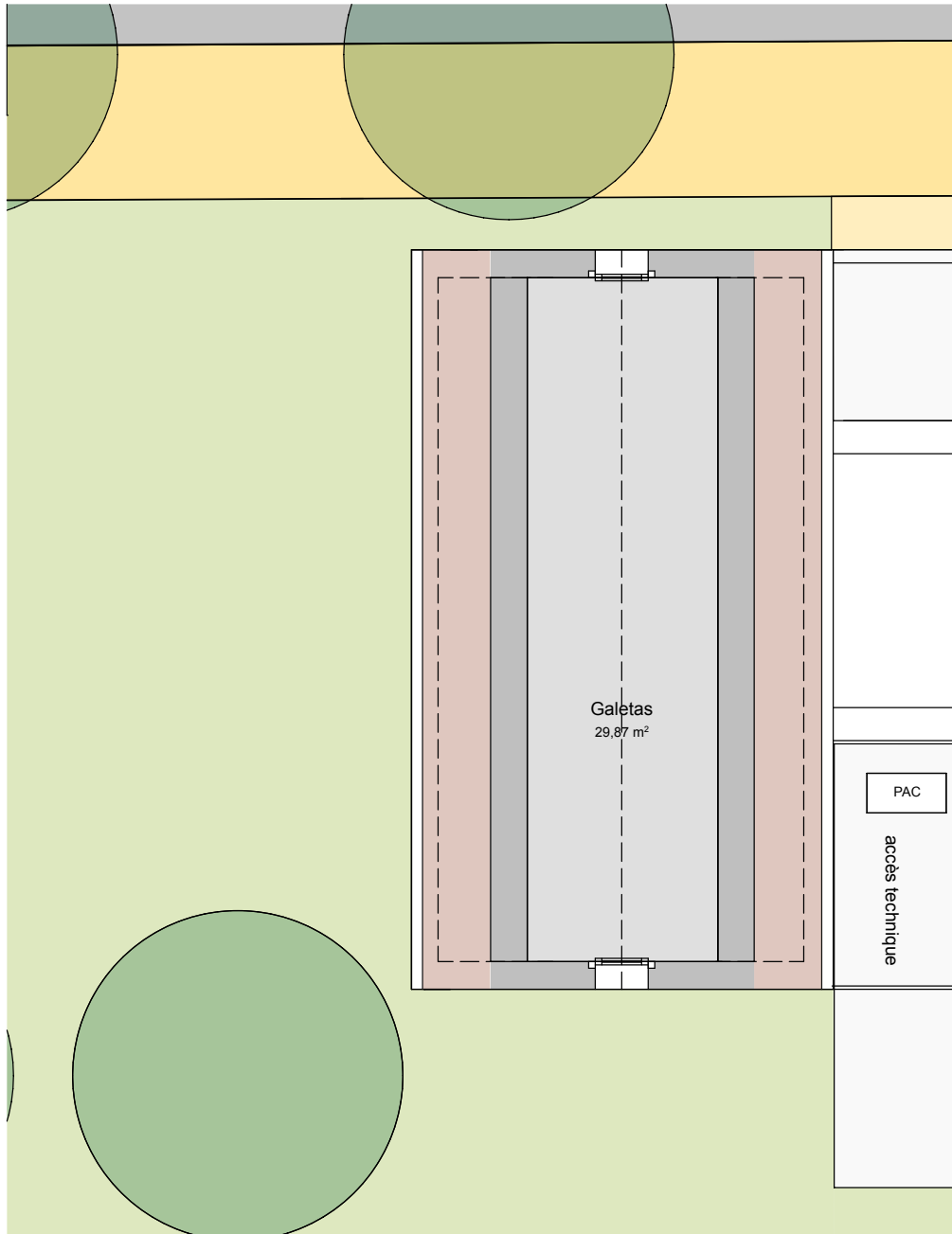


Villa B - 1er étage

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa B	4.5	SO	197 m²	126 m²	14 m²	215 m²

DOMAINE *des* BOIS

Chavannes-des-bois

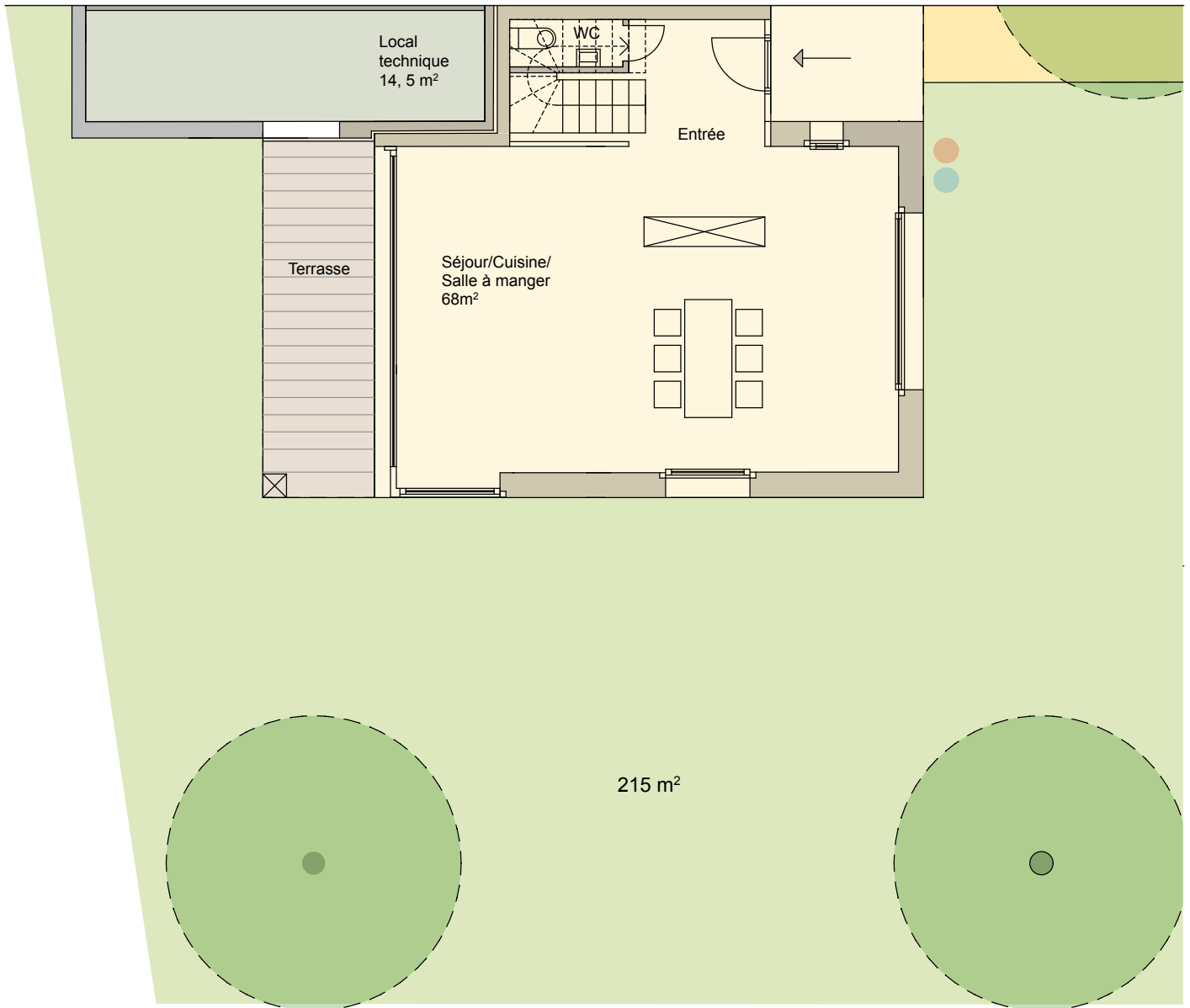


Villa B - Combles

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa B	4.5	SO	197 m²	126 m²	14 m²	215 m²

DOMAINE *des* BOIS

Chavannes-des-bois

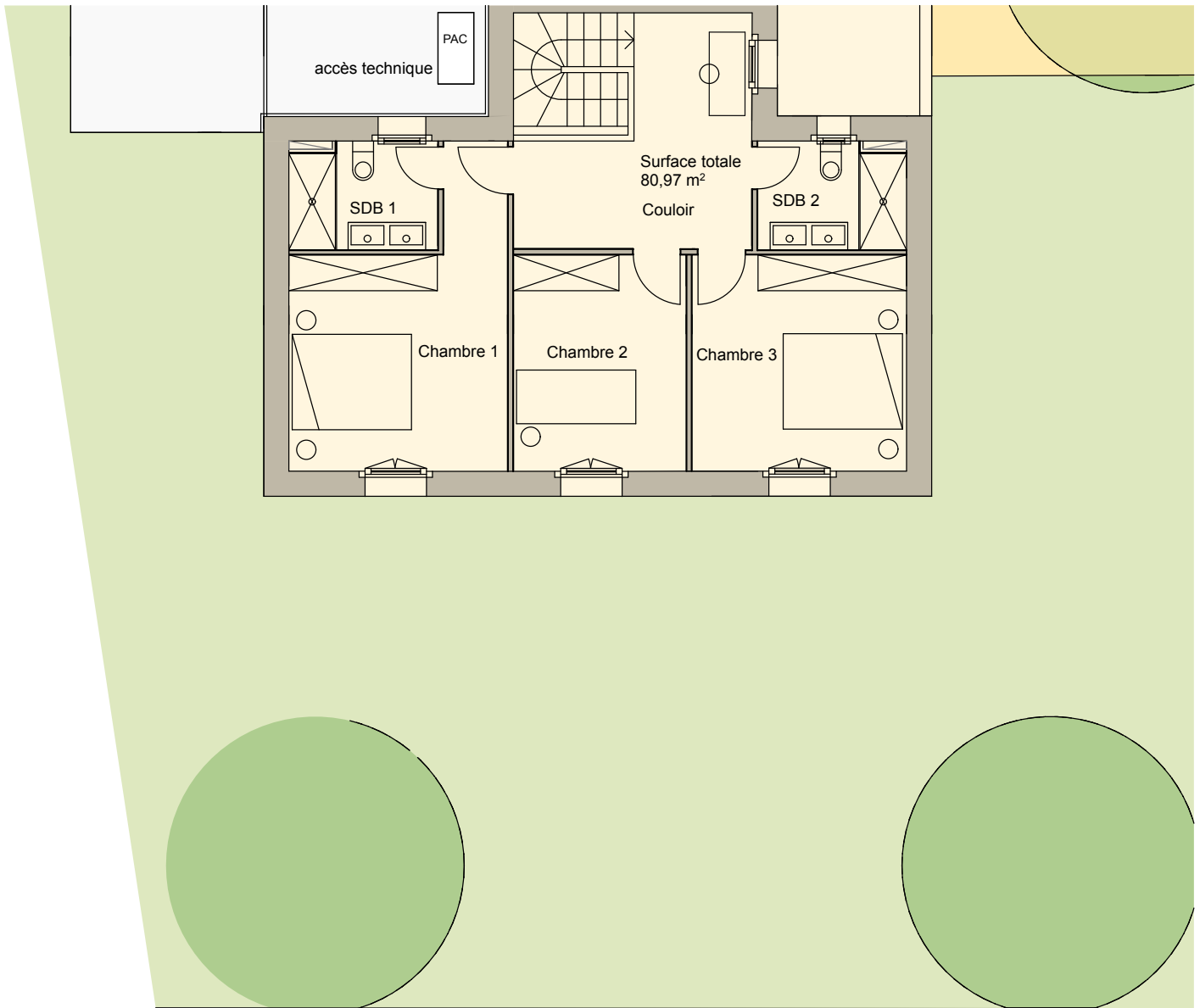


Villa C - Rez-de-chaussée

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa C	4	O	200 m ²	215 m ²	13 m ²	226 m ²

DOMAINE *des* BOIS

Chavannes-des-bois

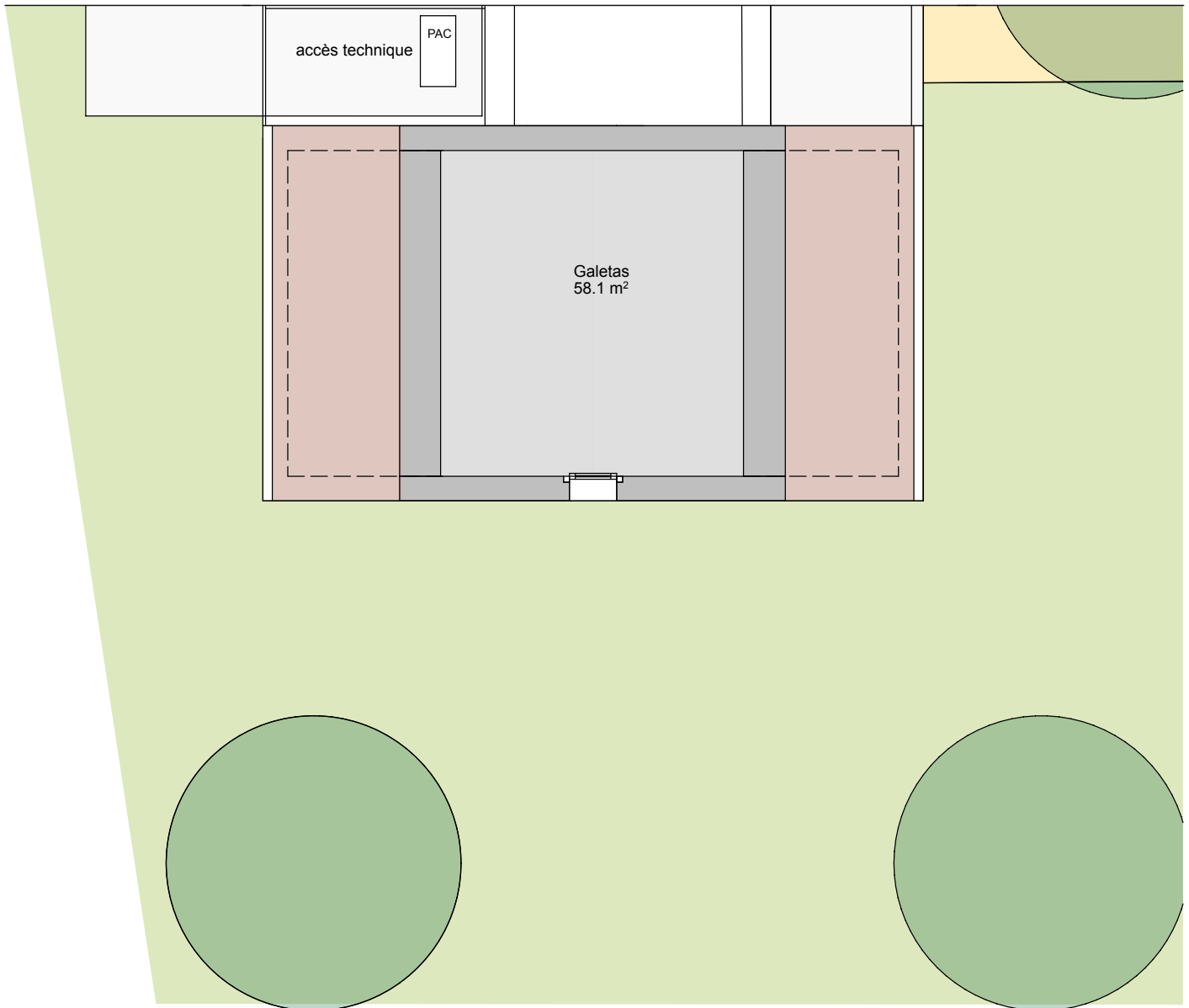


Villa C - 1er étage

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa C	4	O	200 m²	215 m²	13 m²	226 m²

DOMAINE *des* BOIS

Chavannes-des-bois

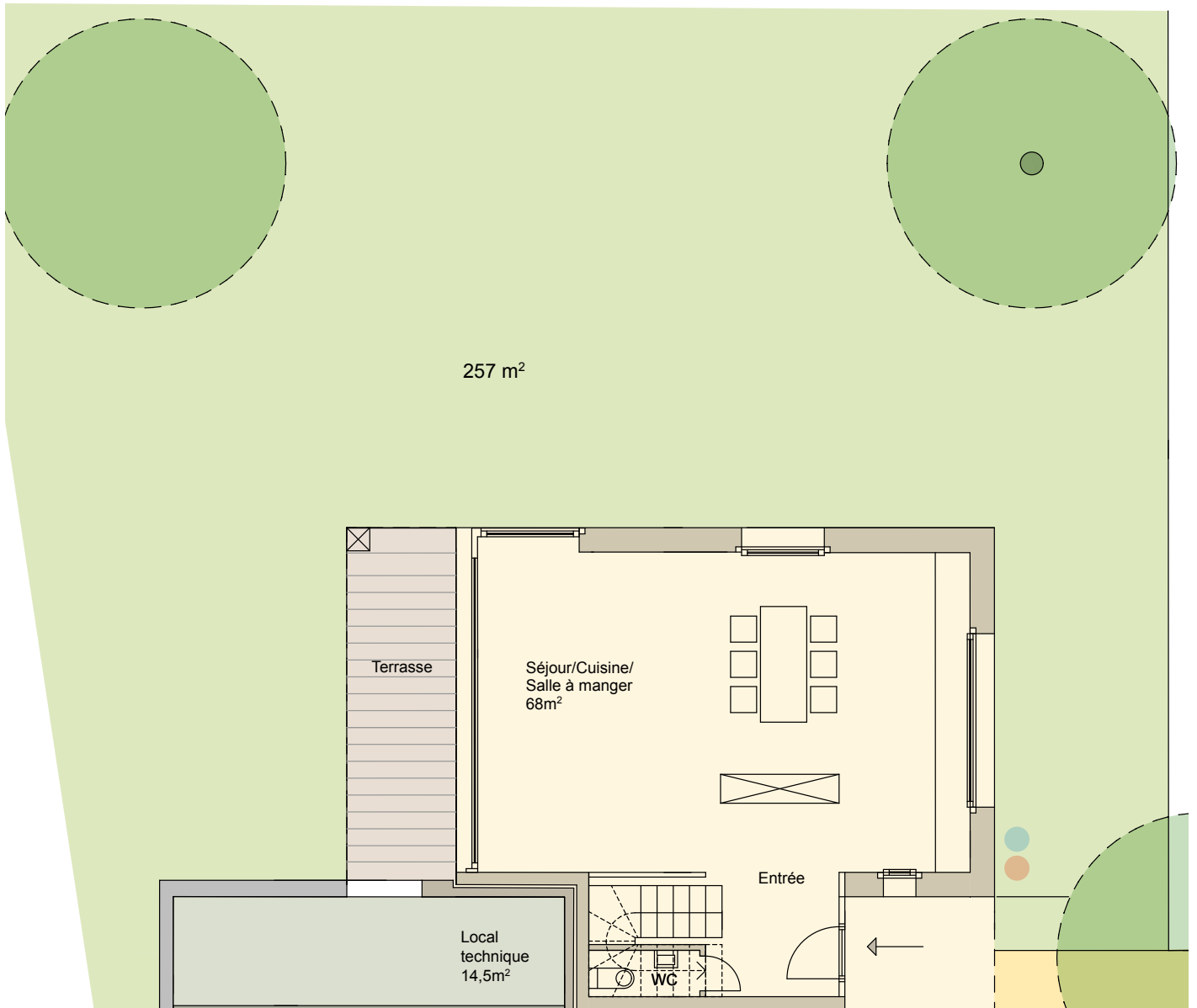


Villa C - Combles

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa C	4	O	200 m²	215 m²	13 m²	226 m²

DOMAINE *des* BOIS

Chavannes-des-bois



Villa D - Rez-de-chaussée

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa D	4	O	200 m ²	257 m ²	13 m ²	230 m ²

DOMAINE *des* BOIS

Chavannes-des-bois

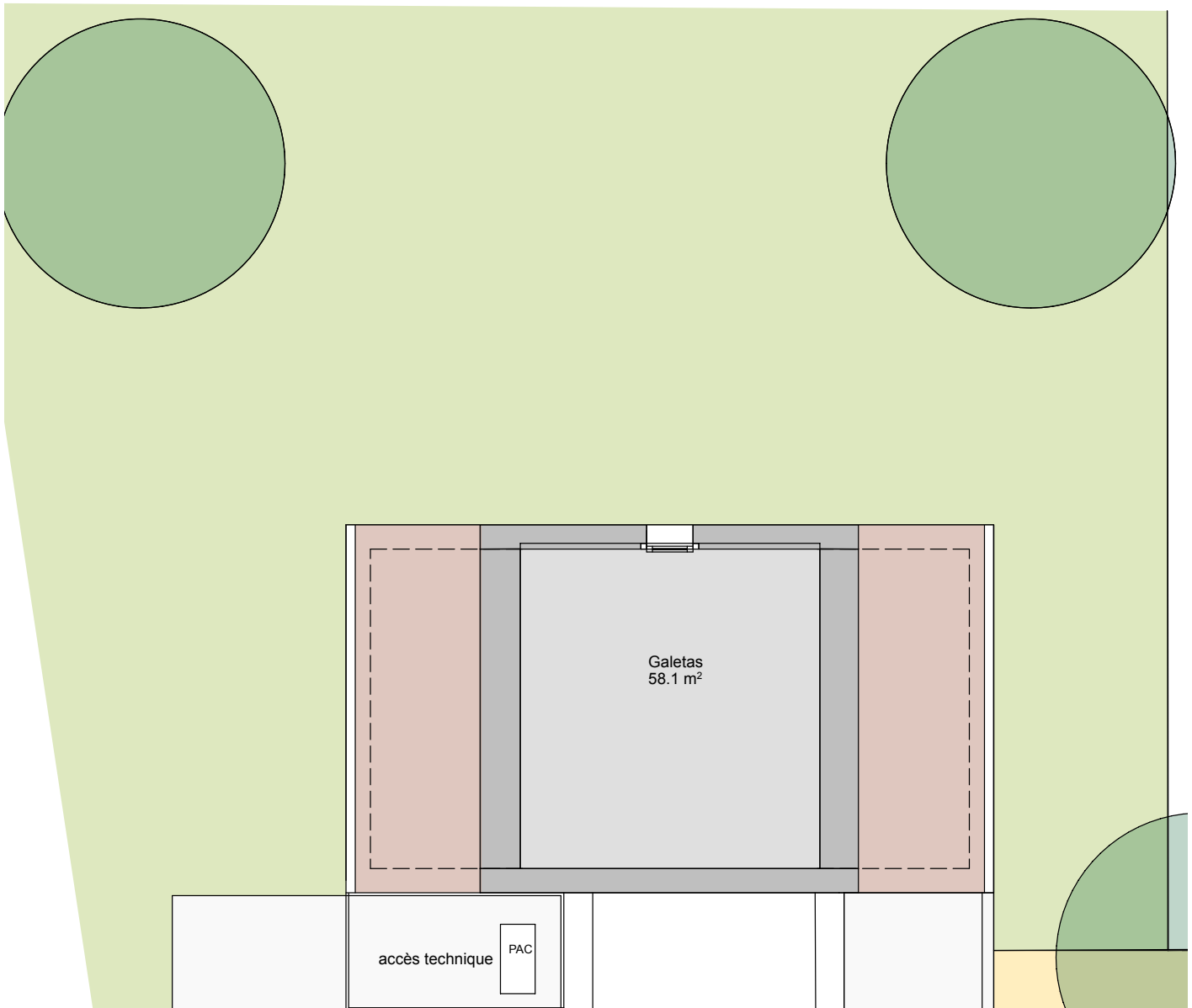


Villa D - 1er étage

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa D	4	O	200 m²	257 m²	13 m²	230 m²

DOMAINE *des* BOIS

Chavannes-des-bois



Villa D - Combles

Lot	Nombre de pièces	Orientation	Surface habitable	Surface jardin	Surface terrasse	Surface terrain
Villa D	4	O	200 m²	257 m²	13 m²	230 m²