

# PRESINGE



Charming property in a green setting!

## Price upon request

Parking place(s) included



10



5



~370 m<sup>2</sup>

n° ref. **039021**



**Switzerland | Sotheby's International Realty**  
Boulevard Georges-Favon 18, 1204 Genève

**Charles Ducret**

+41 79 715 25 28 - Fax +41 22 888 18 17

charles.ducret@swsir.ch



Switzerland

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## SITUATION AND DESCRIPTION

**Discover the unique charm of this estate in the heart of the Geneva countryside - Presinge!**

Ideally located, close to major roads and public transport, it offers easy access to downtown Geneva.

This characterful building, converted into a family residence, has preserved all its charm over the years.

The main residence of 370 m<sup>2</sup>, on a main plot of 3'627 m<sup>2</sup>, is spread over two levels.

The first floor opens onto a welcoming hall, a semi-open kitchen, a bright dining room, and a living room with fireplace, all opening onto the outside.

You'll also find a laundry room, storeroom, utility rooms and a bedroom with shower room.

Upstairs, a vast space with impressive high ceilings highlighting the original timber frame, a large corridor leads to a first master suite and bathroom, two further bedrooms with fitted closets and an office, a second bathroom and toilet can be linked to create a second suite with independent access to the garden.

The property includes a two-storey barn with lots of potential. The first floor includes a studio (with bathroom and toilet), a room with access to an air-conditioned wine cellar, a workshop/storage room and a covered area with parking for 2 cars.

The second floor can be renovated for a variety of uses. The estate, nestled in a green setting, offers welcoming terraces and an additional 769 m<sup>2</sup> of land across the street.

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**SURFACES**

Living area	~ 370 m <sup>2</sup>
Surface of parcel	~ 4400 m <sup>2</sup>
Volume	~ 1820 cbm

**CARACTERISTICS**

Number of rooms	10
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	4
Year of construction	1750
Year of restoration	2022
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included
Construction zone	Zone 4b protégée

**ANNEXES**

- The property comprises a two-storey barn with lots of potential
- The second floor comprises :
  - a studio (with bathroom and toilet)
  - a room with access to an air-conditioned wine cellar
  - a workshop/storage room and a covered area with parking for 2 cars.
- The upper floor can be converted for different uses (the current owners had made plans for a 3-bedroom apartment with mezzanine)

**DISTANCES**

Station	4600 m
Public transports	350 m
Nursery school	2200 m
Primary school	1000 m
Secondary school	4200 m
Stores	5500 m
Airport	11600 m

**DISTRIBUTION****Ground floor**

- An entrance hall
- A laundry room
- Visitors' toilet
- A semi-open kitchen
- A dining room
- A living room
- A bedroom with shower room and toilet (independent access possible)

**1st floor**

- A second living room with high ceilings
- A master suite with bathroom and toilet
- Two bedrooms with fitted wardrobes
- An office
- A dressing room
- A second bathroom and toilet
- The last three rooms can easily be combined to create a second suite with independent access to the garden



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## LOCATION

Located in the commune of Presinge, this property is nestled in a green setting, offering an exceptional living environment.

Surrounded by natural landscapes and vast wooded areas, it enjoys absolute tranquility, far from the hustle and bustle of urban life.

This privileged location gives the property a unique character, combining serenity and natural beauty, while remaining close to essential amenities and major communication routes.

It's a true haven of peace for those seeking a place to live imbued with calm and nature.

## MUNICIPALITY

Presinge is a charming Swiss commune located in the canton of Geneva, to the east of the city of Geneva.

This peaceful village offers a rural setting, surrounded by vast green spaces and farmland.

With its serene atmosphere and well-preserved historic buildings, Presinge seduces with its authenticity and tranquility.

Close to motorway links and well served by public transport, the commune provides easy access to the city's amenities while offering a natural and friendly environment.

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**NEIGHBOURHOOD**

- Village
- Green
- Vineyard
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Horse riding area
- Tennis centre
- Hiking trails
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Shed
- Carport

**INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Wine cellar
- Built-in closet
- Mosquito screen
- Fireplace
- Double glazing

- Bright/sunny
- Exposed beams
- With character

**EQUIPMENT**

- Fitted kitchen
- Washing machine
- Dryer
- Bath
- Shower
- Alarm
- Interphone
- Electric gate
- Outdoor lighting

**FLOOR**

- Tiles
- Carpet
- Stone

**EXPOSURE**

- Optimal
- All day

**VIEW**

- With an open outlook
- Rural
- Garden

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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