

LE GRAND-SACONNEX



BEAUTIFUL MANOR IN THE HEART OF GRAND
SACONNEX

Price upon request

Parking place(s) included



13

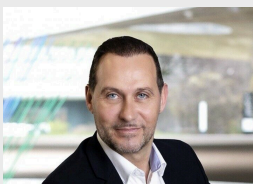


7



~513 m²

n° ref. **044790**



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SITUATION AND DESCRIPTION

Nested in the heart of the Right Bank, in the sought-after commune of **Grand-Saconnex**, this beautiful property built in 1792 offers an idyllic setting with a **total surface area of over 500 m²**.

The center of Geneva and its airport are just a few minutes away by car, and amenities are in the immediate vicinity.

Easily accessible and extremely discreet, the residence has been erected within a **magnificent park of almost 3,300 m²**, planted with trees and enclosed, giving it unrivalled privacy and no visible neighbors.

With its south-east-west orientation, the property enjoys optimal natural light throughout the day.

The interior of the residence boasts large reception

rooms as well as a multitude of bedrooms, harmoniously embellishing the **unique character** of the property.

The exterior, meanwhile, offers a **large private landscaped plot** enjoying unobstructed views.

Finally, a garage and several outdoor parking spaces complete this unique property to perfection.

Updating work is in order.

A real favorite, this home with multiple potential is the guarantee of an exclusive setting.

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SURFACES

Living area	~ 513 m ²
Surface of parcel	~ 3287 m ²
Useful surface	~ 513 m ²
Volume	~ 2350 cbm

CARACTERISTICS

Number of floors above ground	3
Number of rooms	13
Number of bedrooms	7
Number of bathrooms	3
Year of construction	1792
Year of restoration	2015
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Outside parking place/s	6 included
Number of boxes	1 included
Total nb. of parkings	7 included

ANNEXES

- Many outdoor parking spaces in the courtyard
- A garage for one vehicle

DISTANCES

Station	1000 m
Public transports	230 m
Nursery school	150 m
Primary school	380 m
Secondary school	500 m
Stores	400 m
Airport	1200 m
Hospital	300 m
Restaurants	150 m
Park / Green space	170 m

DISTRIBUTION**Ground floor**

- An entrance hall
- A waiting room
- Three offices

- A visitor's toilet
- A machine room
- A laundry room
- A garage

1st floor

- A large living room with fireplace
- A dining room
- An enclosed kitchen
- Two bedrooms
- A bathroom

2nd floor

- A reception room
- Three bedrooms
- A bathroom



OUTSIDE CONVENIENCES

The property benefits from **vast parkland**, fully enclosed and planted with trees out of sight. The land is in **Area of use 5 offering great potential**.

NEIGHBOURHOOD

- Villa area
- Park
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Tram stop
- Child-friendly
- Nursery
- Primary school
- Secondary school
- International schools
- Sports centre

OUTSIDE CONVENIENCES

- Garden
- Bench
- Quiet
- Greenery
- Parking
- Garage

INSIDE CONVENIENCES

- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Cellar

- Wine cellar
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Exposed beams

EQUIPMENT

- Bath
- Shower
- Alarm
- Interphone
- Electric gate
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal

VIEW

- With an open outlook

STYLE

- Character house

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

To be discussed

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