

LE GRAND-SACONNEX



BEAUTIFUL MANOR IN THE HEART OF GRAND
SACONNEX

Price upon request

Parking place(s) included



13

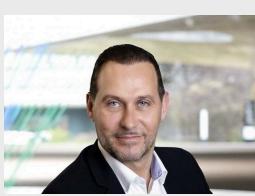


7



~513 m²

n° ref. **044790**



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

Brice Steiner
+41 79 309 34 22
brice.steiner@swsir.ch



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.

SURFACES

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

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

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

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

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



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

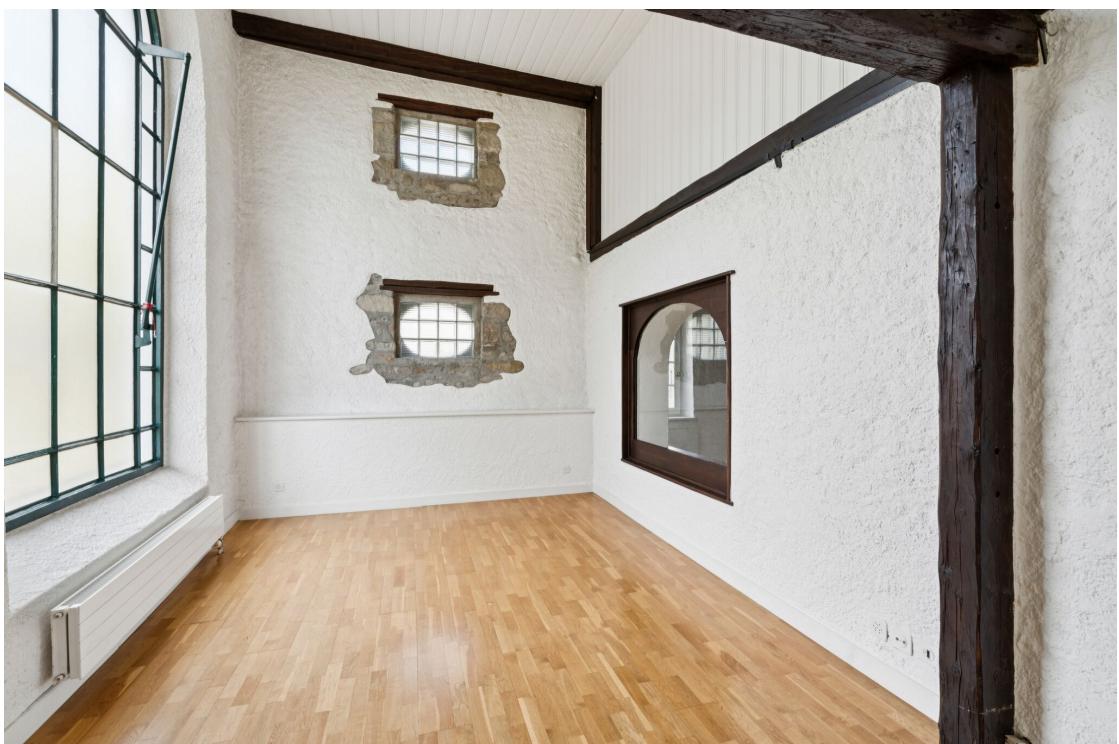
Price upon request

Availability

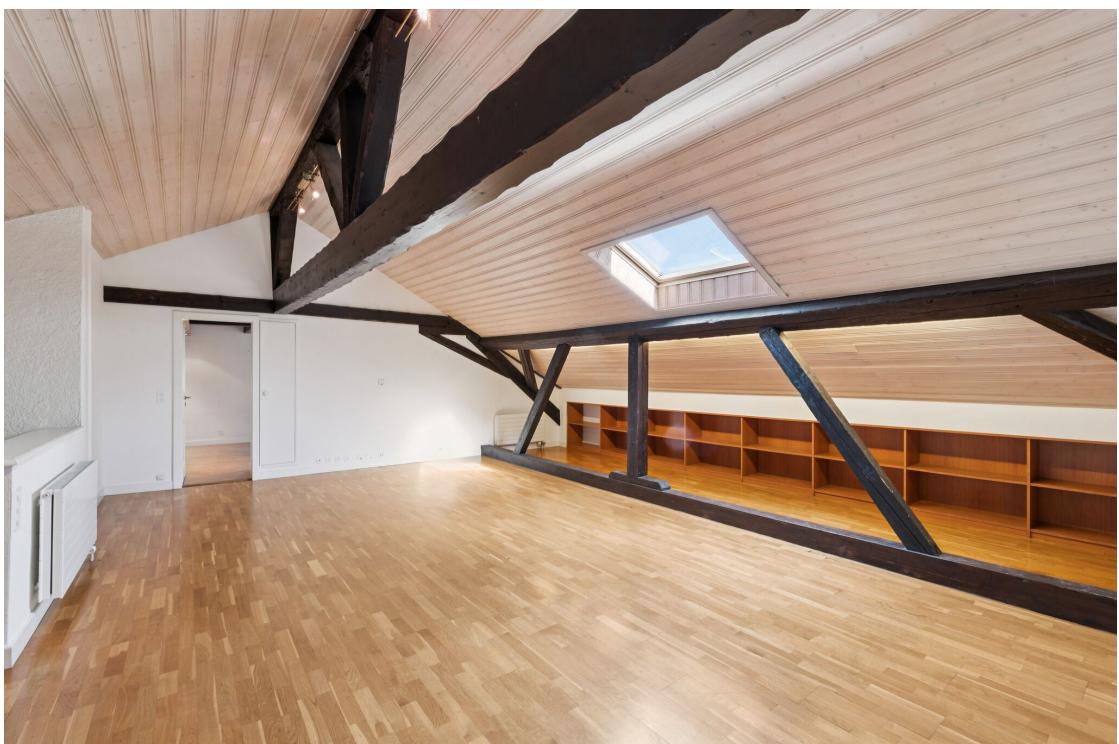
To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.



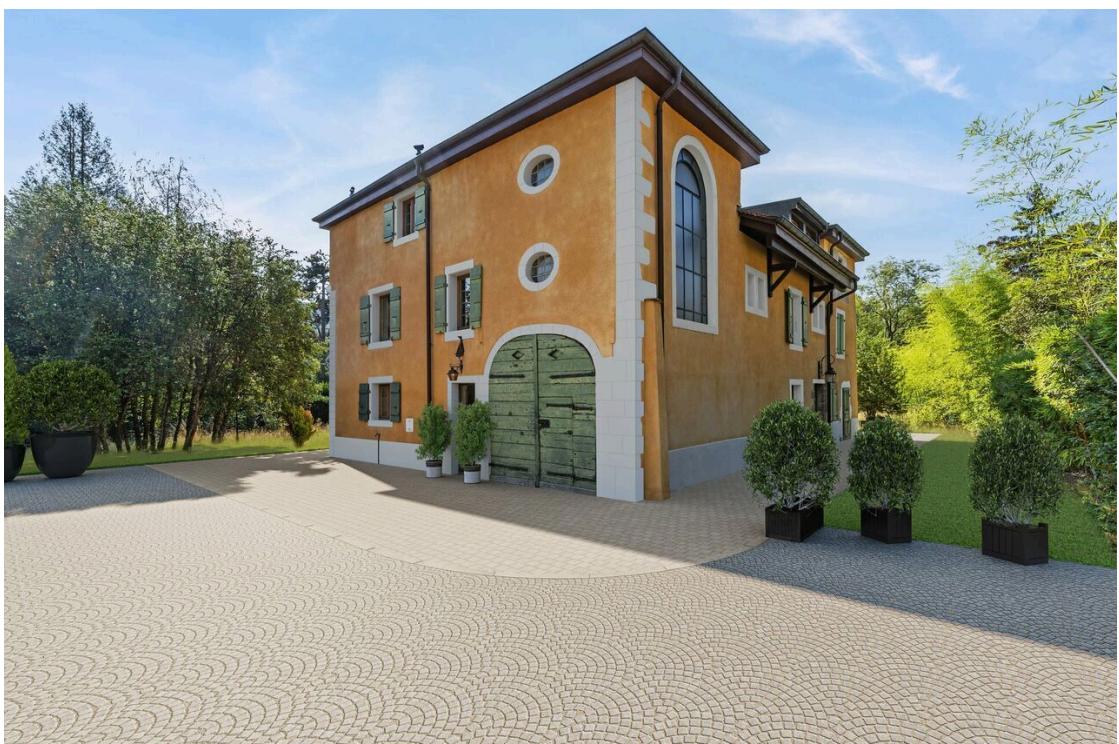








Switzerland | **Sotheby's**
INTERNATIONAL REALTY



www.switzerland-sothebysrealty.ch