

CARTIGNY



House to renovate

CHF 1'390'000.-

Parking place(s) included



6



4



208 m²

n° ref. **042785**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Ideally located in the heart of the charming village of Cartigny, on a 369 m² plot, this characterful house offers strong renovation potential. Comprising 6 rooms spread over three levels, it is suitable for a variety of projects, whether personal or rental. With a living area of 208 m², this property allows you to transform the existing while benefiting from a pleasant and functional living environment. In addition, a 36 m² outbuilding completes this property.

SURFACES

Living area	208 m ²
Surface of parcel	369 m ²
Underground surface	94 m ²
Useful surface	302 m ²
Volume	621 cbm
Ceiling height	3 m

CARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Year of construction	1789
Year of restoration	1996
Heating system	Wood
Heating installation	Chimney
Second home	Authorized
Outside parking place/s	2 included
Parking places	Yes, obligatory

DISTANCES

Public transports	152 m
Primary school	229 m
Stores	3931 m
Restaurants	1158 m

CONSTRUCTION

6-room house plus outbuilding with great potential!

Located in the heart of the charming village of Cartigny, on a 369 m² plot, this characterful house offers great renovation potential. Comprising 6 rooms spread over three levels. It is suitable for a variety of projects, both personal and rental. With a living area of 208 m², this property allows you to transform the existing property while enjoying a pleasant and functional living environment. In addition, a 36 m² outbuilding on the ground floor completes this property.

A tree-lined, intimate garden right in the center of the village and 20 minutes from the center of Geneva.

An interior with great potential

- A welcoming entrance hall, leading to a kitchen offering numerous design possibilities.
- Luminous living room, with a beautiful view of the garden and exterior.
- Dining room, with direct access to the terrace.
- A self-contained apartment on the third floor, offering total independence and possibilities for rental or accommodation.

A functional and pleasant living environment

- Ideal exposure, guaranteeing plenty of light throughout the day.
 - Living area of 208 m², offering considerable potential for personalizing the space.
 - Exterior spaces, including a wooded garden, perfect for relaxing or setting up a green corner.
- Services to renovate and enhance

- A 36 m² outbuilding and 24 m² lean-to, offering various conversion or storage possibilities.
- Two parking spaces, a real asset for residents and visitors.
- A quiet, pleasant environment, ideal for a renovation project with great potential.

FINANCIAL DATA

Price

CHF 1'390'000.-

Availability

To be discussed

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