

# CARTIGNY



House to renovate

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**CHF 1'390'000.-**

Parking place(s) included



6



4



208 m<sup>2</sup>

n° ref. **042785**



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## **SITUATION AND DESCRIPTION**

Ideally located in the heart of the charming village of Cartigny, on a 369 m<sup>2</sup> 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 m<sup>2</sup>, this property allows you to transform the existing while benefiting from a pleasant and functional living environment. In addition, a 36 m<sup>2</sup> outbuilding completes this property.

## SURFACES

Living area	208 m <sup>2</sup>
Surface of parcel	369 m <sup>2</sup>
Underground surface	94 m <sup>2</sup>
Useful surface	302 m <sup>2</sup>
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 m<sup>2</sup> 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 m<sup>2</sup>, this property allows you to transform the existing property while enjoying a pleasant and functional living environment. In addition, a 36 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> outbuilding and 24 m<sup>2</sup> 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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