

# RUSSIN



Beautifully renovated old wine press

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**CHF 2'850'000.-**

Parking place(s) included



6



4



~260 m<sup>2</sup>

n° ref. **042718**



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

**Thierry Barnier**

+41 79 829 98 11

thierry.barnier@swsir.ch



## SITUATION AND DESCRIPTION

Discover this unique property, located in the heart of Geneva's vineyards, combining elegance, charm and modern comfort.

Enjoy a quiet, leafy setting while remaining just 15 minutes from the Cornavin train station thanks to the Léman Express.

Completely renovated in 2009 using quality materials, this former building offers around 260 m<sup>2</sup> of living space, spread over three levels, and a total of around 380 m<sup>2</sup> of usable space. Beautiful volumes that benefit from natural light, a modern layout that respects the authentic character of this building.

## SURFACES

Living area	~ 260 m <sup>2</sup>
Surface of parcel	~ 640 m <sup>2</sup>
Underground surface	~ 55 m <sup>2</sup>
Useful surface	~ 380 m <sup>2</sup>
Volume	~ 1075 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	1607
Year of restoration	2009
Heating system	Air to water heat pump, Wood
Domestic water heating system	Heat pump
Heating installation	Floor, Chimney
Second home	Non authorized
Outside parking place/s	3 included
Total nb. of parkings	3 included
Parking places	Yes, obligatory

## DISTANCES

Public transports	75 m
Primary school	101 m
Stores	3209 m
Restaurants	219 m

## NEIGHBOURHOOD

- Village
- Green
- Railway station
- Bus stop

## OUTSIDE CONVENIENCES

- Exclusive use of garden
- Greenery
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Wine cellar
- Fireplace
- Bright/sunny
- With character

## EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Photovoltaic panels
- Home automation

## FLOOR

- Parquet floor

## CONDITION

- As new

## ORIENTATION

- South
- East

## EXPOSURE

- Optimal

## STYLE

- Atypical house
- Character house

## FINANCIAL DATA

### Price

**CHF 2'850'000.-**

### Availability

To be discussed

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