

PRESINGE

OFF-MARKET

Beautiful house in a bucolic setting

Price upon request

Parking place(s) included



10



5



~414 m²

n° ref. **040715**



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

Véronique Schott

+41 78 605 19 06 - Fax +41 22 888 18 17

veronique.schott@swsir.ch

SITUATION AND DESCRIPTION

On the commune of Presinge, this beautiful, secluded residence, surrounded by the surrounding countryside mainly devoted to agriculture and viticulture, is unique.

Built in the 60's, it is distributed over two levels of over 200 m² each, as well as a large basement. On the first floor, an entrance hall, two adjoining lounges with fireplaces, a dining room, a fitted kitchen, a pantry, an office, a fitness room and a guest toilet.

On the first floor, a large hallway leads to a master bedroom with dressing rooms and full shower room and a separate toilet, 4 good-sized bedrooms and a bathroom/shower/WC.

A vast basement with, in particular, extra rooms completes the house.

The house, with its spaces, offers magnificent potential, but requires work.

SURFACES

Living area	~ 414 m ²
Built surface	~ 222 m ²
Useful surface	~ 630 m ²

CHARACTERISTICS

Number of flats	1
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	3
Year of construction	1964
Year of restoration	2012
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Radiator
Second home	Non authorized
Inside parking place/s	2 included
Outside parking place/s	10 included
Total nb. of parkings	12 included
Construction zone	zone agricole désassujettie
Parking places	Yes, obligatory

DISTRIBUTION**Ground floor**

- An entrance hall
- Two adjoining lounges
- A dining room
- A fitted kitchen
- A pantry
- An office
- A fitness room
- A guest WC

1st floor

- A hallway
- A master bedroom with dressing room and shower room/WC
- Three bedrooms
- A bathroom/shower room/WC

2nd floor

- A large attic

Basements

Mainly

- Two extra rooms, one with shower room/WC
- Laundry room
- Cellar rooms

LOCATION

Situated in the beautiful countryside of the Left Bank, the commune includes the two charming hamlets of La Louvière and Cara.

It borders the communes of Jussy, Puplinge, Choulex and Meinier.

Today, the commune is still devoted to agriculture and viticulture, but, with the development of means of communication and the ever-growing desire of city dwellers to live in the countryside, it has also become residential.

OUTSIDE CONVENIENCES

- A swimming pool with pool-house
- A barbecue
- A janitor's house to be rehabilitated
- A park of more than 10'000 m2

NEIGHBOURHOOD

- Park
- Restaurant(s)
- Bus stop
- Nursery
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Garage
- Visitor parking space(s)
- Swimming pool
- Jacuzzi
- Built on even grounds
- Barbecue

INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Garret
- CP-Shelter
- Workshop
- Double glazing
- Bright/sunny

EQUIPMENT

- Shower

- Bath
- Thermal solar collector system

FLOOR

- Tiles
- Parquet floor

CONDITION

- To be renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- With an open outlook
- Rural

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

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.