

COINTRIN



SPACIOUS SINGLE-STOREY FAMILY VILLA
WITH GREAT POTENTIAL

CHF 3'090'000.-

Parking place(s) included



8



4



~160 m²

n° ref. **046224**



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SITUATION AND DESCRIPTION

BEAUTIFUL VOLUMES - HIGH DEVELOPMENT POTENTIAL - LARGE LANDSCAPED GARDEN

This beautiful **single-storey detached villa** was built in the 1970s on a **large 1'088 m² plot**. With 8 rooms, it has 4 bedrooms for a living area of approx. 160 m² and a **generous usable area of approx. 320 m²**.

Very bright thanks to its south-east orientation, it benefits in particular from a beautiful living room with its fireplace and some rooms have been partially renovated such as the kitchen and a bathroom.

The main floor is very functional and the distribution of the rooms is pleasant. The fully-appointed ground floor also offers a large multi-purpose room with its own entrance, and could easily be used as a large studio, cinema or gym.

The fully enclosed garden boasts attractive fruit trees and two terraces, not to mention the garden shed; ideal for enjoying the summer season.

A garage and several outdoor parking spaces complete the property.

The villa is located in Cointrin, on a dead-end road in the heart of a quiet residential area. All the city's amenities and infrastructure are in the immediate vicinity, as is Geneva's international airport, without suffering from any nuisance.

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SURFACES

Living area	~ 160 m ²
Surface of parcel	~ 1100 m ²
Underground surface	~ 160 m ²
Ground surface of building [m ²]	~ 160 m ²
Useful surface	~ 320 m ²

CARACTERISTICS

Number of rooms	8
Number of bedrooms	4
Number of bathrooms	3
Number of terraces	2
Year of construction	1977
Heating system	Electricity
Domestic water heating system	Electricity
Heating installation	Radiator
Inside parking place/s	1 included
Outside parking place/s	4 included
Total nb. of parkings	5 included

ANNEXES

- A garden shed
- Plenty of parking spaces

DISTANCES

Station	950 m
Public transports	100 m
Nursery school	350 m
Primary school	300 m
Secondary school	380 m
Stores	360 m
Airport	1650 m

DISTRIBUTION**Lower ground floor**

- A large multipurpose room with independent access
- A WC
- A laundry room
- A machine room

- A cellar/workshop
- A garage

Ground floor

- An entrance hall
- A guest toilet with wardrobe
- A spacious living room with large fireplace and access to the terrace
- A dining room and access to the terrace
- A modern, renovated, fully-equipped kitchen with access to the terrace
- Four bedrooms
- A renovated bathroom

Under the roof

- An attic



OUTSIDE CONVENIENCES

- A large terrace facing south-east
- A second terrace on the kitchen side
- A lovely green garden with trees, fully enclosed
- A pretty garden shed

NEIGHBOURHOOD

- Villa area
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Tram stop
- Nursery
- Primary school
- Secondary school
- Sports centre
- Soccer pitch

OUTSIDE CONVENIENCES

- Terrace/s
- Bench
- Quiet
- Greenery
- Shed
- Parking

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Separated lavatory
- Guests lavatory
- Cellar
- Wine cellar

- Garret
- CP-Shelter
- Workshop
- Fireplace
- Double glazing

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Bath
- Alarm
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- To be renovated
- To be refurbished

ORIENTATION

- South
- East

EXPOSURE

- Optimal

VIEW

- Rural
- Garden

STYLE

- Classic

FINANCIAL DATA**Price**

CHF 3'090'000.-

Availability

To be discussed

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Spacious living room with large fireplace





Dining area



Large entrance hall



Modern kitchen / Partially renovated room



Modern kitchen / Partially renovated room



A bedroom



Beautifully renovated bathroom



A vast multi-purpose room with its own entrance, which can be converted as required



The garage with its workshop



The beautifully landscaped garden with terraces and fruit trees



The beautifully landscaped garden with terraces and fruit trees