

# VESSY

**FAVORITE**



Superb property nestled in a green setting!

## Price upon request

Parking place(s) included



11



6



~490 m<sup>2</sup>

n° ref. **21308**



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## SITUATION AND DESCRIPTION

You will be immediately conquered by the volumes and the numerous assets of this magnificent property of 11 rooms, built on a very beautiful plot of land of about 2'500 m<sup>2</sup> without opposite and in a quiet area, a few minutes away from the Old-Carouge and its amenities.

Entirely renovated in 2007 with quality materials, this house offers a useful surface of 735 m<sup>2</sup> distributed on two levels + basement as well as a fitted outbuilding of 44 m<sup>2</sup>.

The first floor, extremely bright thanks to the numerous and charming arched windows, offers beautiful and spacious living rooms including a pleasant living/dining room, a second living room, each with a beautiful fireplace inviting conviviality and which will delight family and friends, as well as a fully equipped kitchen with a beautiful island that can

accommodate up to 7 people. You will also benefit from a guest bedroom with its shower room, an office and two spacious halls.

The night space on the second floor includes a master bedroom with its complete bathroom, bathtub and double shower, as well as a dressing room entirely arranged, four beautiful bedrooms each enjoying its own shower room with toilet.

The basement has a home cinema room, a relaxation room with hammam and jacuzzi, a wine cellar and a cold room, a laundry room and its ironing room as well as a technical room and a PC shelter.

Outside the house, you will be able to enjoy the magnificent garden with its swimming pool and its large terraces which will provide you with beautiful summer evenings. Within a beautiful paved courtyard,

a covered area for 4 cars and numerous outdoor spaces complete this exceptional property.

**SURFACES**

Living area	~ 490 m <sup>2</sup>
Surface of parcel	~ 2500 m <sup>2</sup>
Useful surface	~ 735 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	11
Number of bedrooms	6
Number of bathrooms	9
Year of construction	1995
Year of restoration	2007
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator, Floor
Inside parking place/s	3 included
Outside parking place/s	3 included
Parking places	Yes, obligatory

**ANNEXES**

- An outbuilding of 44 m<sup>2</sup> including a bedroom, an equipped kitchen as well as a shower and an external toilet also acting as a Pool House thanks to its shaded terrace.

**DISTANCES**

Public transports	95 m
Primary school	465 m
Secondary II school	645 m
Stores	500 m
Restaurants	320 m
Park / Green space	475 m

**DISTRIBUTION****Ground floor**

- An entrance hall with storage space and visitor's toilet
- A second hall with a guest toilet
- A living/dining room with fireplace
- A second spacious living room with fireplace
- A fully equipped kitchen with a central granite island

- An office
- A guest bedroom with its complete shower room

**1st floor**

- A master bedroom with full bathroom
- A fully equipped dressing room
- Four large bedrooms, each with its own bathroom and toilet

**Basements**

- A large Home Cinema room
- A games room
- A room with hammam, jacuzzi and complete shower room
- A wine cellar
- A cold room
- A laundry room
- An ironing room
- A technical room with water softener (renovation end of 2014)
- A PC shelter





## OUTSIDE CONVENIENCES

- Two large terraces
- A beautiful swimming pool
- A ground of game of bowls
- A cover for 4 cars with storage and mezzanine
- Numerous outdoor parking spaces
- A bicycle room
- A storage space for garden equipment

**NEIGHBOURHOOD**

- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Primary school
- Secondary II school

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Carport
- Swimming pool
- Built on even grounds

**INSIDE CONVENIENCES**

- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Wine cellar
- CP-Shelter
- Sauna
- Jacuzzi
- Home cinema

- Built-in closet
- Water softener
- Fireplace
- Double glazing
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath
- Alarm
- Interphone

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear

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

To be discussed

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- Rural

## **STYLE**

- Classic





























