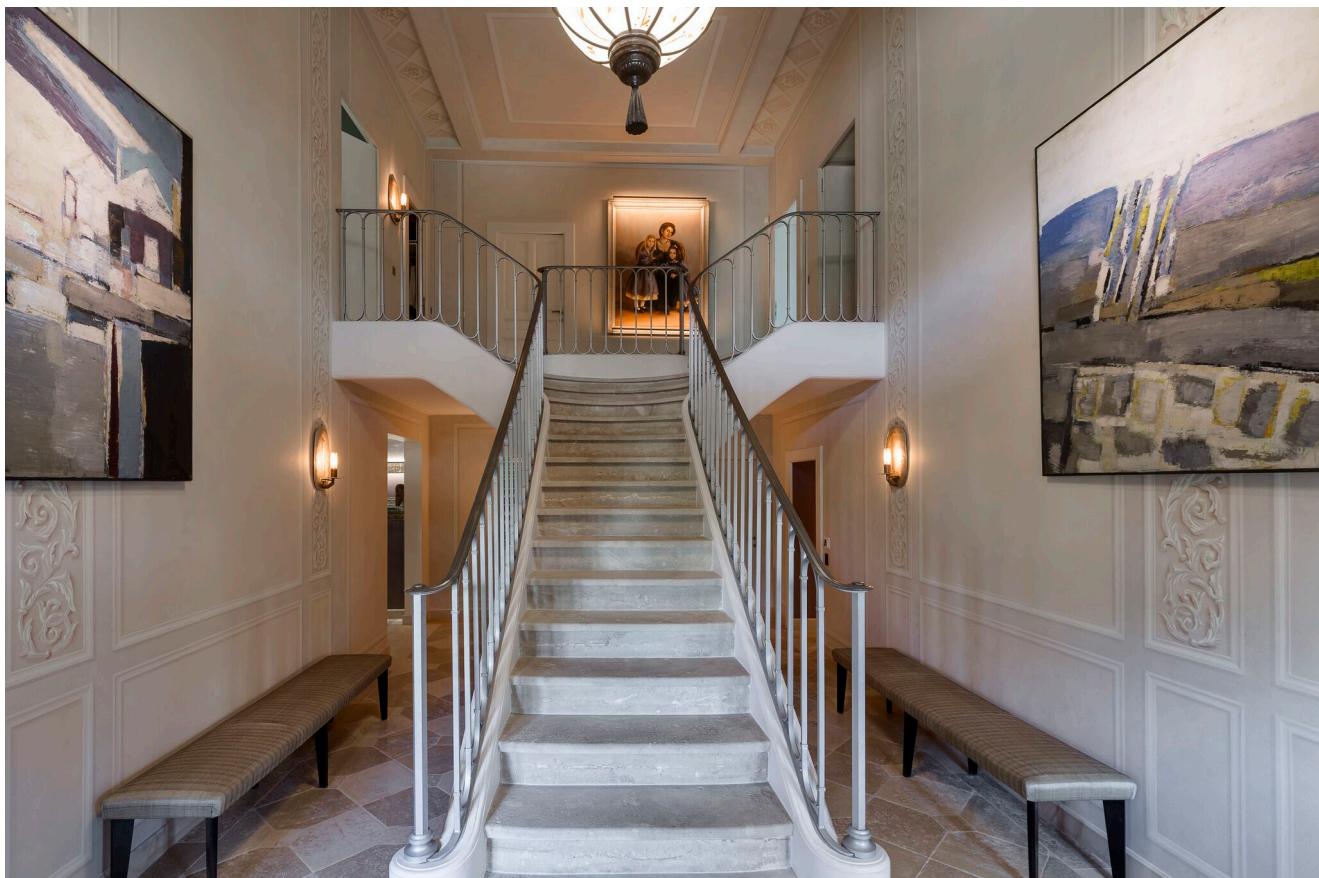


JUSSY



Exceptional, fully renovated 20th century
property

Price upon request

Parking place(s) included



11



5



~900 m²

n° ref. **11868**



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

Anne-Laure Laugier

+41 79 811 14 35

anne-laure.laugier@swsir.ch



SITUATION AND DESCRIPTION

Built at the beginning of the 20th century, this magnificent property of around 900m² of living space was completely renovated in 2010 by architect-decorators who brought in top-quality materials.

Built on a vast, fully fenced plot of almost 9,000m², it offers its occupants absolute peace and quiet in a most private setting.

Pitch & put golf practice, horse pastures or stables can be provided.

At the same time, a 30,000m² plot of adjoining farmland can be rented to ensure peace and quiet.

With 11 rooms, a 120m² living room opening onto a large veranda with inlaid parquet flooring, a separate dining room with access to the professional kitchen of approx. 50m², numerous bedrooms and a huge 116 m² Master with fireplace, this property boasts rare

assets for sale.

The Master boasts a gym, double dressing room, large bathroom with Jacuzzi, shower/Hammam and spacious private terrace.

In addition, an independent apartment with several bedrooms for staff is available.

A vast room serving as a cinema room and/or smoking room, a reception room and a very large wine cellar/carnotzet with table for 10 people, complete this exceptional property.

Thanks to its very large bay windows, wide veranda and sunshine throughout the day, the villa is bathed in natural light.

You'll be immediately seduced by the cachet of this exceptional property.

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SURFACES

Living area	~ 900 m ²
Surface of parcel	~ 9000 m ²
Ground surface of building [m ²]	~ 472 m ²
Volume	~ 4775 cbm

- Cinema room and/or smoking room

- Large office

- Visitor WC

RIGHT WING:

- Large professional laundry room
- Technical room

CARACTERISTICS

Number of floors above ground	2
Number of rooms	11
Number of bedrooms	5
Number of bathrooms	7
Number of terraces	2
Year of construction	1919
Year of restoration	2010
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator, Floor
Inside parking place/s	2 included
Outside parking place/s	9 included
Basements	1
Parking places	Yes, obligatory

1st floor

LEFT WING:

- Vast 116 m² master suite with gym, bathroom with tub and shower, Jacuzzi, hammam, a large dressing room and a private Teak terrace
- 2 bedrooms of 35 m² each with large dressing rooms and their 15m² bathrooms
- 1 bedroom of 23 m² with shower room and built-in wardrobes.

RIGHT WING:

- Apartment with independent entrance comprising bedroom, kitchen, study and bathroom.

Basements

Basement in perfect condition with high quality flooring.

ANNEXES

- Wine cellar with table for 10 people

DISTANCES

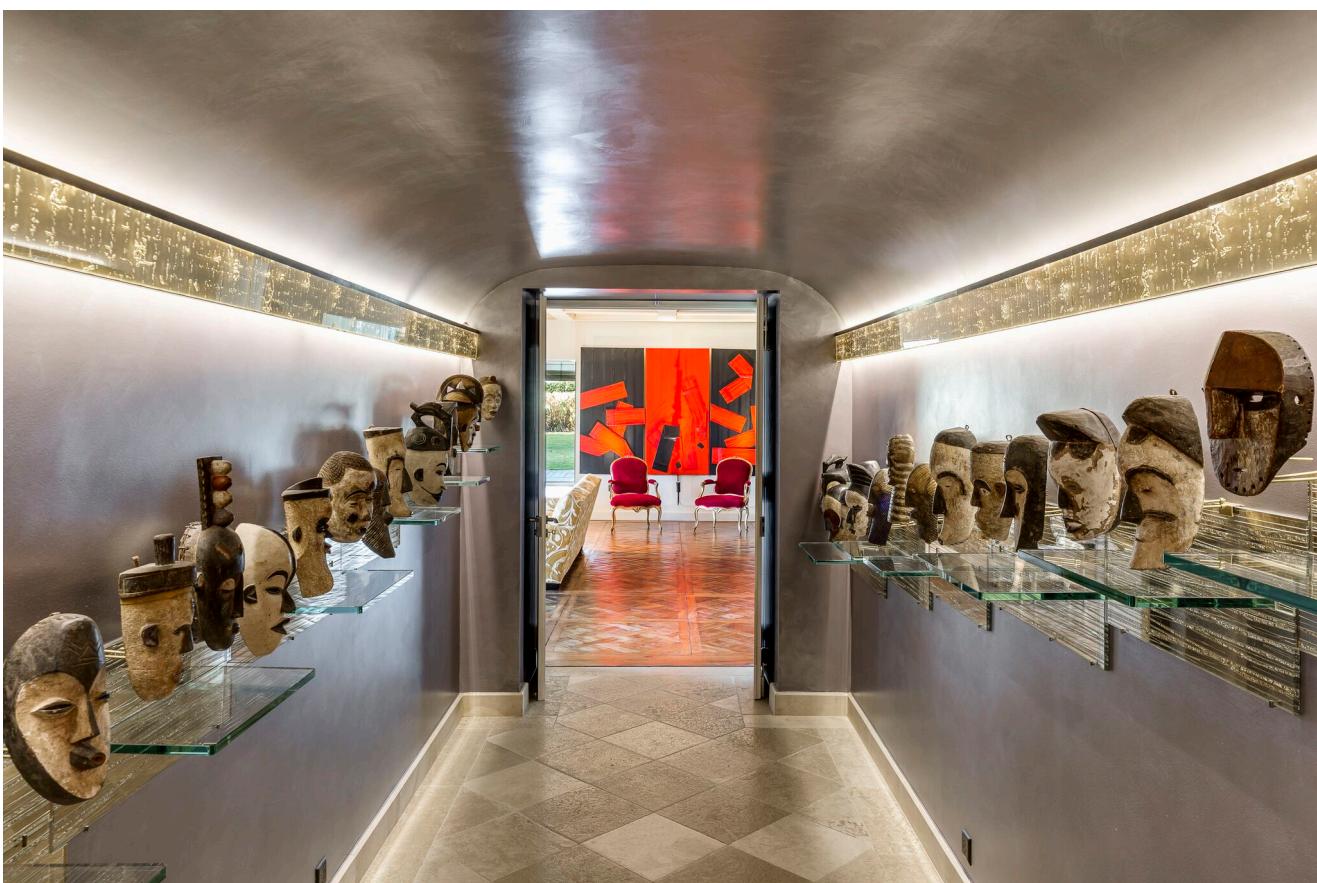
Public transports	475 m
Nursery school	945 m
Primary school	975 m
Stores	790 m
Airport	12500 m

DISTRIBUTION

Ground floor

LEFT WING:

- Large entrance with stone staircase
- Large 120 m² living room open to veranda
- Library area with fireplace
- Dining room with access to professional kitchen
- Large professional kitchen with dining area and separate staff WC



LOCATION

The property is a 15-minute drive from Geneva city center. Schools, shops and transport are just 500m.

CONSTRUCTION

Old farmhouse built at the beginning of the 20th century and completely renovated in 2010 with very high quality materials. The building is separated into two communicating entities.

- 2 above ground levels
- 1 basement
- 4775m³
- Beautiful ceilings
- Marquetry
- Old stone fireplace
- Large veranda with bay windows
- Armoured windows on the ground floor

- Double glazing
- Underfloor heating by means of radiators
- Home automation management throughout the house
- Professional kitchen and laundry room
- Teak terrace
- Fully fenced plot
- Copper tinsmithing and clay tile roof

OUTSIDE CONVENIENCES

- Large fully fenced plot, perfectly maintained lawn and private courtyard made of cobblestones.
- 61m² covered garage for 3 cars and outdoor parking spaces for 6 cars.

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Restaurant(s)
- Bus stop
- Nursery
- Primary school
- Horse riding area

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Covered parking space(s)
- Parking
- Equestrian facilities
- Barbecue-chimney
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Separated lavatory
- Guests lavatory
- Dressing
- Veranda
- Cellar
- Wine cellar
- Jacuzzi
- Hammam

- Built-in closet
- Fireplace
- Double glazing
- With character

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer
- Shower
- Bath
- Alarm
- Home automation

FLOOR

- Tiles
- Parquet floor
- Antique parquet floor
- Marble
- Stone

CONDITION

- As new

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Rural

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

Judicial form

En nom

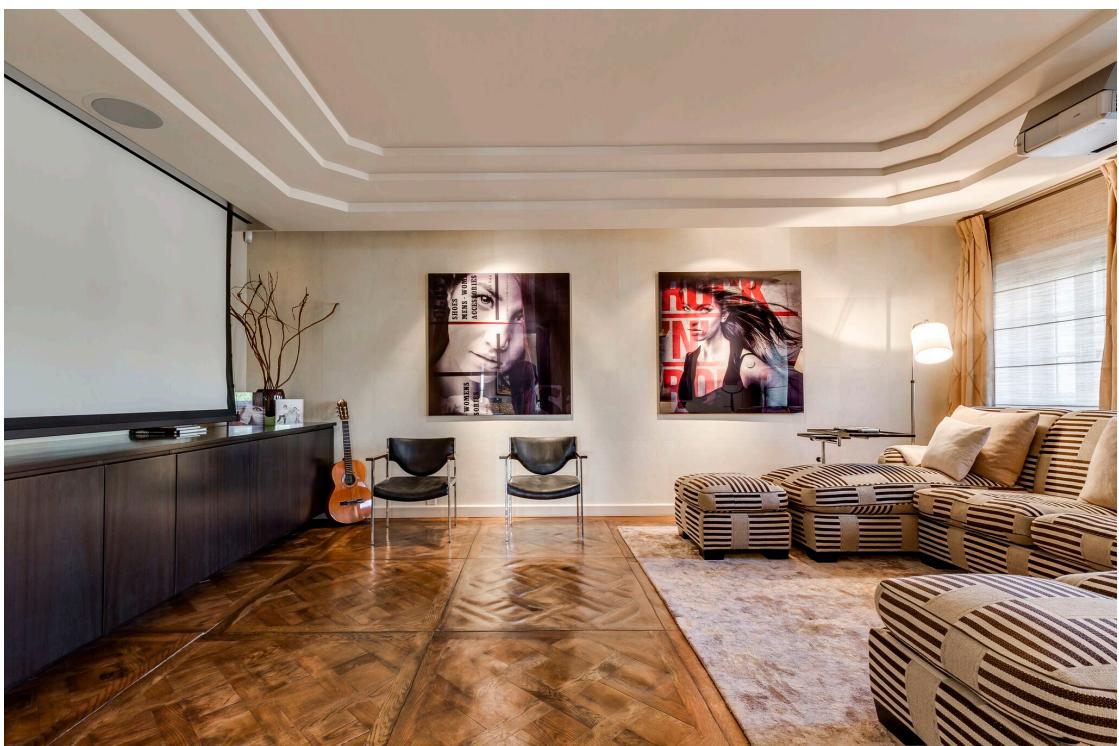
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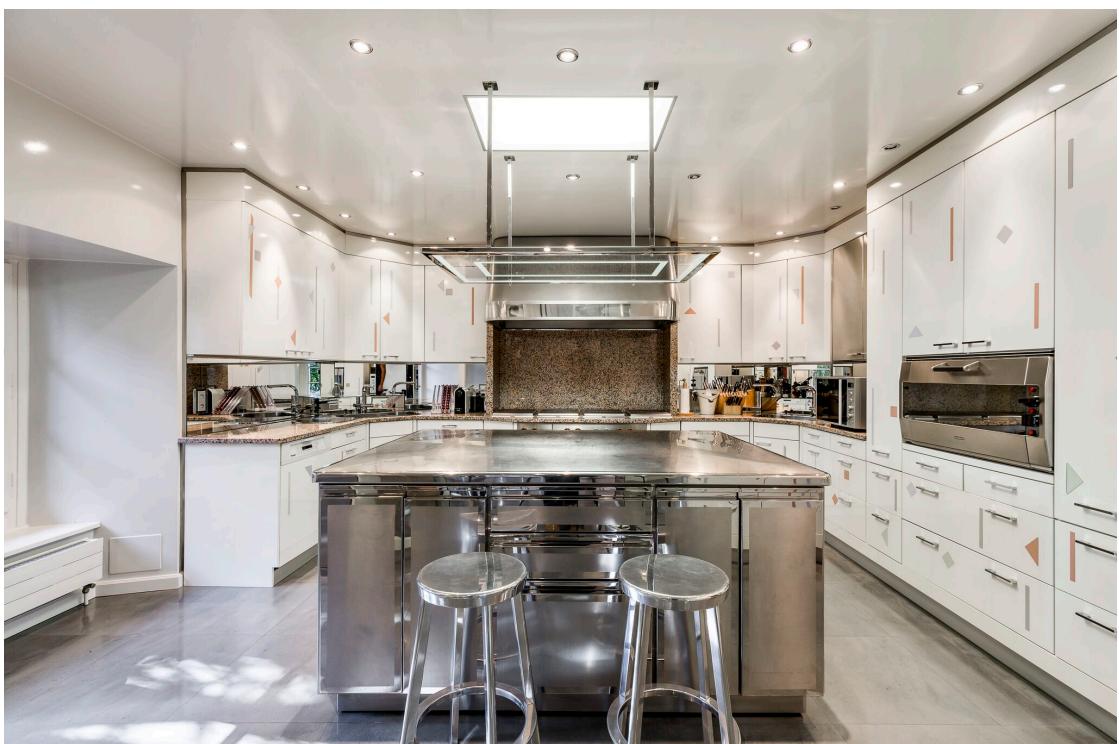
- Mountains

STYLE

- Atypical house

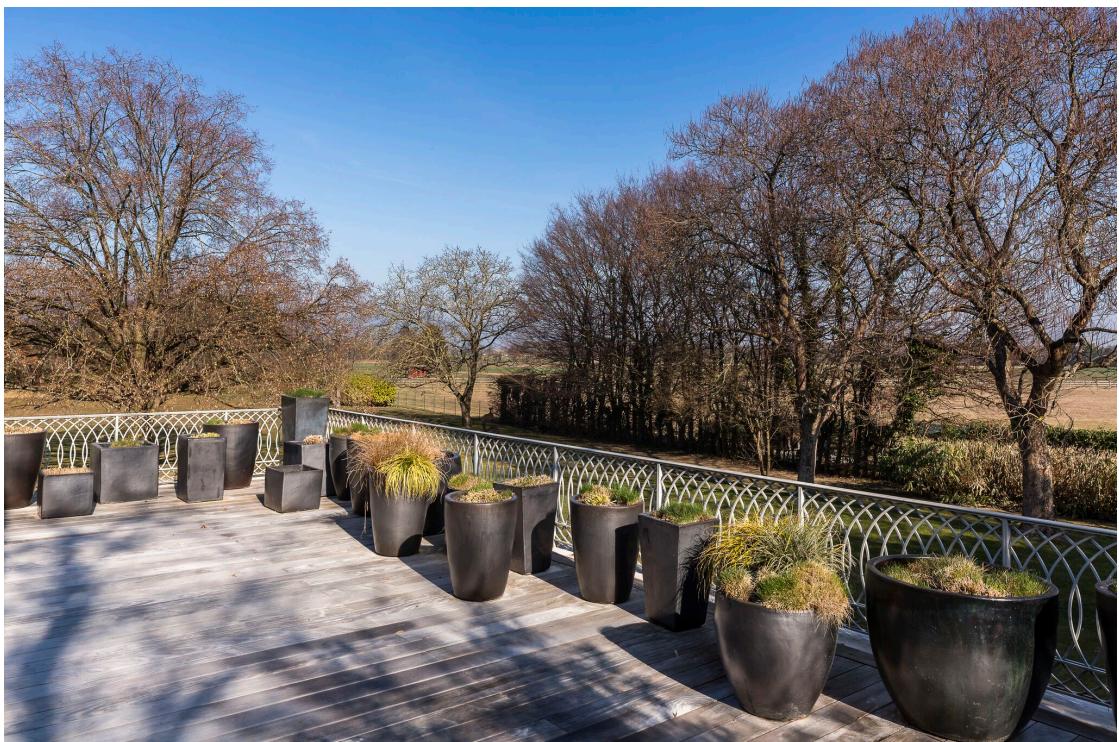








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