

# JUSSY



Magnificent house with character in the heart  
of Jussy

**CHF 2'990'000.-**

Parking place(s) included



8

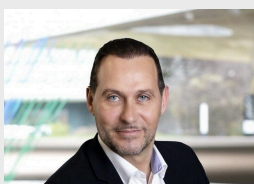


4



~287 m<sup>2</sup>

n° ref. **039228**



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## SITUATION AND DESCRIPTION

Located in Jussy, close to shops, schools and transport, this listed 17th-century property offers an ideal living environment for a family.

Nestled in a green setting, this dwelling with approx. 290 m<sup>2</sup> of living space seduces with its old-world charm, sublimated by its stonework and exposed beams.

The day area offers a large living room comprising an open-plan kitchen, dining room and lounge, giving access to the two terraces and garden. A second living room with high ceilings adds a touch of elegance and conviviality.

An independent room with shower room/WC and private entrance completes the ensemble, ideal for a professional activity or reception area.

The first floor hosts a vast common space, currently converted into an office, as well as a master suite with dressing room and full bathroom, two bedrooms and a shower room/WC.

A few steps further up, a mezzanine that could be converted into a TV lounge or relaxation area.

The terraces and landscaped garden offer a breathtaking view of the Jussy vineyards, guaranteeing calm and serenity.

Five parking spaces complete this unique residence, which combines character and modern comfort.

A rare opportunity on the market, to be visited without delay !

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## SURFACES

Living area	~ 287 m <sup>2</sup>
Surface of parcel	~ 907 m <sup>2</sup>

## CHARACTERISTICS

Number of flats	1
Number of floors above ground	3
Number of rooms	8
Number of bedrooms	4
Number of bathrooms	3
Number of terraces	2
Second home	Non authorized
Outside parking place/s	5 included
Total nb. of parkings	5 included
Parking places	Yes, obligatory

## DISTANCES

Public transports	200 m
Nursery school	300 m
Primary school	270 m
Post office	160 m
Bank	170 m
Restaurants	220 m

## DISTRIBUTION

### Ground floor

Living room  
Dining room  
Open kitchen  
Second living room  
A library with separate entrance and full shower room  
A pantry  
A laundry room

### 1st floor

A master bedroom with dressing room and full en-suite bathroom  
Two bedrooms  
A shower room  
A large office area overlooking the living room in contrebas

### 2nd floor

A mezzanine TV room



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## LOCATION

The location is ideal for families, with crèches, schools and kindergartens nearby.

There are plenty of sporting activities on offer, including tennis, archery, swimming and horseback riding

## MUNICIPALITY

The authentic and charming commune of Jussy offers an exceptional living environment focused on serenity and gentleness. This bucolic village abounds with small local shops, forest walks, and renowned wine estates such as Château du Crest and Château L'Evêque. Less than 10 minutes away by car, the shopping centers of Vézenaz and Thonex complete this varied experience. Jussy, a forward-looking commune, combines rural charm, village life and environmental commitment.

## OUTSIDE CONVENIENCES

- Two terraces
- A garden blending into the vineyards
- Five car parking spaces

## SPECIAL FEATURES

The house is listed

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## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Nursery
- Preschool
- Primary school
- Horse riding area
- Sports centre
- Tennis centre
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Built-in closet
- Double glazing
- Bright/sunny
- Mezzanine
- Exposed beams
- With character

## EQUIPMENT

- Fitted kitchen
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- With an open outlook
- Rural
- Garden
- Mountains

## STYLE

- Atypical house
- Character house

## FINANCIAL DATA

**Price**

**CHF 2'990'000.-**

**Availability**

To be discussed

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