

# LACONNEX



Charm and authenticity in the heart of the  
village

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**Price upon request**

Price of parking place(s) in addition



15



9



374 m<sup>2</sup>

n° ref. **042571**



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## SITUATION AND DESCRIPTION

This village property, whose origins date back to the 16th century, is located in the heart of the charming wine-growing village of Laconnex. Built on a plot of 1500 m<sup>2</sup>, just a few minutes from Bernex and the freeway bypass, this charming house is located in an ideally quiet environment.

The property is composed as follows:

1. Main house (11 rooms) Ground floor 4 half storeys.

This home with its authentic cachet is distinguished by its generous volumes and warm atmosphere.

2. Dépendance (3.5 rooms)

-An independent space perfect for guests, relatives or rental:

-Luminous living room with open kitchen

-Two bedrooms

-Bathroom with shower

-Private terrace

3. Tiny House (24m<sup>2</sup>)

Nestled in a leafy corner of the garden, this tiny house

is ideal as extra accommodation or workspace. It includes an optimized living space with kitchenette, a shower room.

4. Chalet-Atelier

Perfect for enthusiasts of DIY, art or any other activity requiring an independent space.

The whole is set on a generous plot, enhanced by a garden planted with trees. A true haven of peace just a few minutes from Geneva!

## **SURFACES**

Living area	374 m <sup>2</sup>
Surface of parcel	1497 m <sup>2</sup>
Volume	1156 cbm

## **CARACTERISTICS**

Number of rooms	15
Number of bedrooms	9
Year of construction	1900
Year of restoration	2024
Heating system	Fuel oil
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	2 included
Total nb. of parkings	2 included

## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Vineyard
- Restaurant(s)
- Bus stop
- Child-friendly
- Horse riding area
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Annex
- Shed
- Parking

## INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Storeroom
- Workshop
- Sauna
- Craft room
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view

- With character

## EQUIPMENT

- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower

## FLOOR

- Parquet floor
- Stone

## EXPOSURE

- Optimal
- All day

## VIEW

- Clear
- Rural
- Fields
- Forest

## STYLE

- Character house

## FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

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