

# LANDECY



Charming character house in the heart of  
Landecy

**CHF 1'360'000.-**

Price of parking place(s) in addition



5



3



~127 m<sup>2</sup>

n° ref. **046053**



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## SITUATION AND DESCRIPTION

Located in the sought-after village of Landecy, away from the hustle and bustle and only a few minutes from Geneva, this village house captivates with its authenticity and rare potential.

Located in a quiet lane, it offers a privileged living environment, between historic charm and contemporary comfort.

The property is currently undergoing a complete renovation and will be delivered fully finished.

Future owners will have the unique opportunity to design the finishes and interior organization according to their desires, to create a living space perfectly suited to their lifestyle.

Behind its traditional facade lies a 5-room, 3-bedroom

semi-detached house developing around 127 m<sup>2</sup> of living space for around 170 m<sup>2</sup> of gross floor area, spread over three levels with balanced volumes.

It also benefits from a private garden to the rear and a terrace to the front, offering pleasant, well-distinct outdoor spaces.

At the front of the house, a private terrace of approx. 30 m<sup>2</sup> allows you to take full advantage of fine weather.

At the rear, a garden of approx. 55 m<sup>2</sup>, intimate and verdant, provides a true haven of peace.

A double garage and space for scooters are offered as options.

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**SURFACES**

Living area	~ 127 m <sup>2</sup>
Surface of parcel	~ 149 m <sup>2</sup>
Surface ground floor	~ 170 m <sup>2</sup>

**CHARACTERISTICS**

Number of floors above ground	3
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Year of construction	1800
Year of restoration	2026
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
	2
Inside parking place/s	CHF 150'000.- not included
Parking places	Yes, optional

**DISTANCES**

Station	3335 m
Public transports	280 m
Nursery school	700 m
Primary school	375 m
Secondary school	3550 m
Secondary II school	3500 m
Stores	2000 m
Airport	9200 m
Post office	1200 m
Bank	3000 m
Hospital	2700 m
Restaurants	900 m
Park / Green space	1800 m

**DISTRIBUTION****Ground floor**

- An entrance hall with guest WC
- A beautiful, bright living room

- A kitchen opening onto the living room, to be furnished to your taste

**1st floor**

- A bedroom with en-suite shower room
- A second bedroom, also with the option of a private shower room

**Under the roof**

Beautiful space of more than 25 sq.m. with the possibility of conversion including:

- A beautiful master suite complete with en suite shower room



## LOCATION

The house is located in the very heart of Landecy, virtually adjacent to its emblematic inn. Nestled in an environment of absolute calm, it benefits from a picturesque setting, imbued with charm and serenity. Its exterior character has been entirely preserved, retaining all the authenticity of the site. Access to the property is via two separate entrances, providing both comfort and discretion.

The interior will be fully renovated, offering the possibility of creating your own arrangements to suit your desires. The house will feature parquet flooring, an elegant spiral staircase and will take advantage of a through configuration, guaranteeing beautiful luminosity and fluid circulation of spaces.

## MUNICIPALITY

Landecy is a small village full of character located in the commune of Bardonnex, in the extreme south of the canton of Geneva. It stands out for its authentic atmosphere and remarkable architectural heritage, with rural buildings dating back to the XVIII century, such as the old inn and the forge, witnesses to peasant life of yesteryear. Surrounded by vineyards and agricultural landscapes, the hamlet lies in a peaceful natural setting, preserved from urbanization. Its history, dating back to Roman times, adds to the singularity of the place, all the more so as it lies at the heart of a Swiss enclave entirely surrounded by French territory, reinforcing its unique identity and timeless atmosphere.

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Nursery
- Primary school
- Secondary school
- Horse riding area
- Sports centre

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Garage
- Middle house

**INSIDE CONVENIENCES**

- Guests lavatory
- Dressing
- Built-in closet
- Double glazing
- With front and rear view
- Exposed beams

**EQUIPMENT**

- Kitchen to furnish
- Bath
- Shower
- basic finishing

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- As new
- Covered

**ORIENTATION**

- East
- West

**EXPOSURE**

- Optimal

**VIEW**

- Rural
- Garden

**STYLE**

- Atypical house
- Character house

**FINANCIAL DATA****Price**

CHF 1'360'000.-

**Price park. int. ②**

CHF 150'000.-

**Total price****CHF 1'510'000.-****Availability**

immediately

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