



IMMOCEP

CO-EXCLUSIVITY: DETACHED HOUSE OF 1605 M2 NEAR THE LAKE

CH-1162 St-Prex | Saint-Prex | **CHF 2,400,000.-**



Located in a quiet and sought-after neighborhood of Saint-Prex, this house offers a pleasant living environment between lake and nature.

It benefits from a peaceful residential environment while remaining close to the village center, shops and schools. The nearby Lake Geneva is easily accessible, and public transportation and road networks make daily commuting easy.

The house,

The property of approximately 126 m² living space is composed as follows:

Ground floor

- An entrance hall
- A spacious living room
- A dining room
- A fully equipped kitchen
- Four bedrooms, two of which are spacious
- A bathroom (bathtub, sink, toilet)

CHARACTERISTICS

Reference: **5887165**

Type: **Single family house**

Availability: **To agree**

Bedrooms: **4**

Bathrooms: **2**

Living area: **~ 126 m²**

Useful surface: **~ 190 m²**

Volume: **~ 655 m³**

Year of construction: **1954**

Latest renovations: **2020**

Heating type: **Fuel oil**



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Basement

- A cellar
- A boiler room
- A laundry room
- A deposit
- A garage

Additional comments

- A terrace with a large garden
- A garden pavilion

The house benefits from a green setting and beautiful luminosity, ideal for family life or for anyone seeking comfort and tranquility.

The house is generally in good condition, but still needs renovation work.

It also offers a high potential for expansion, allowing the total living area to be increased to around 400 m² (including the current area).

Visit without delay!

CONTACT FOR VISITING

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