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RARE: BEAUTIFUL VILLAGE HOUSE OF ABOUT 225 M2 LIVING SPACE IN RUSSIN

CH-1281 Russin | Molards | **CHF 2,700,000.-**



The situation,

Located in the heart of the rural and wine-growing commune of Russin, this village house enjoys a peaceful and green environment.

Surrounded by picturesque hamlets, fields, vineyards and forests, Russin embodies the traditional and agricultural character of the canton of Geneva, while remaining perfectly connected to the urban center.

Russin train station, just a 5-minute walk away, connects to the Geneva city center in about 15 minutes via the Léman Express.

The commune offers local shops (grocery store, hairdresser, village restaurants), as well as a primary school. More extensive amenities are located about 7 km away, notably in Meyrin or Bernex.

CHARACTERISTICS

Reference: **5715326**

Type: **Village house**

Availability: **To agree**

Rooms: **7**

Bedrooms: **3**

Bathrooms: **3**

Living area: **~ 225 m²**

Useful surface: **~ 280 m²**

Ground surface: **~ 640 m²**

Volume: **~ 1670 m³**

Latest renovations: **2009**

Heating type: **Heat pump**

Heating installations: **Floor, Chimney**

The house,



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This former press converted into a contiguous villa in 2009 is a delight to the eye with its unique character and elegant blend of old-world charm and modern comfort.

Built on three above-ground levels, with a living area of approximately 225 m² and a usable area of 280 m² with a partially excavated basement, the house has been carefully maintained over the years and is now in perfect condition.

In addition, it has a large garden of about 500 m², fully fenced and facing south, with several IPE terraces, as well as a shed offering additional storage space.

The property is distributed as follows:

Ground floor:

- An entrance with changing rooms (tiled);
- A spacious living room (lounge and dining room) with a functional fireplace and direct access to the terrace and garden (tiled);
- An open-plan kitchen with dining/living room (tiled);
- A guest toilet (tiled);
- A laundry room (tiled);
- A terrace and garden of about 500 m².

1st floor:

- Master bedroom with dressing room (parquet) and adjoining bathroom (double sink, toilet, shower and bath) (tiled);
- Two beautiful bedrooms with fitted wardrobes (parquet) facing south;
- Bathroom (sink, toilet, shower and bath) (tiled).

Attic:

- Large open space serving as an office, TV lounge with storage (parquet).

Basement:

- Technical room (heating and lift pump);
- Wine cellar;
- Cave.

Several outdoor parking spaces are available in front of the house.

Combining the charm of the old with contemporary amenities, this house is a must-see!