

Unique spacious stone house of 186m2, view on Geneva and lake, 4 min to Swiss boarder



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Collonges-sous-Salève |
| Department: | Haute-Savoie          |
| Bed:        | 5                     |
| Bath:       | 2                     |
| Floor:      | 186 m2                |
| Plot Size:  | 1359 m2               |



## IN BRIEF

The main house has 186 m2:

Ground floor:

double salon of 61 m2 / two fireplaces

kitchen 19 m2

parental suit 21 m2

plus 4 spacious bedrooms

2 bathrooms

2 WC

storage,

wine cellar

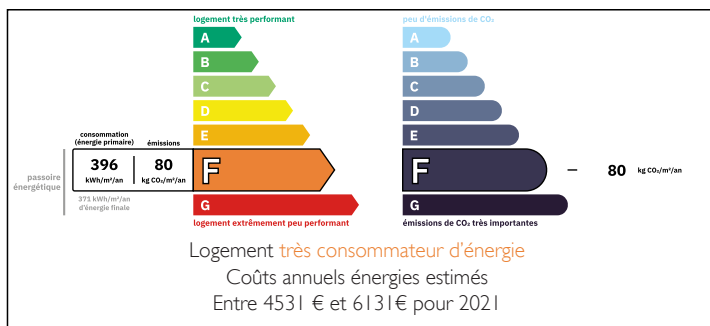
boiler room

Second floor:

84 m2 convertible attic with 2 terraces of 12m2 and 14 m2.

Stunning gare of 1359m2 with small stone ix washing basin, Abri for two cars.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Situated at the foot of Mont Salève, this 19th century farmhouse is in the mid-levels of Collonges sous Salève on a 1359m2 plot featuring a car port, a workshop (the old village laundry house) with the original stone laundry trough. To the west are stunning views of Lake Geneva, the Jet d'eau and Jura mountains, whilst to the east are the majestic rock formations of Mont Salève.

Croix de Rozon border crossing is 1.3kms away with central Geneva a 20 minute drive. The centre of Collonges sous Salève with its variety of local commerce is a 7 min walk, and popular ski resorts are reached in an hour.

The kitchen is leading to a double living area with 2 fireplaces, and retains original features of beams and stone walls. It has a parental suite and 4 additional double bedrooms, 2 bathrooms and 2 WCs. The cellar contains storage space, a wine cellar and boiler room - and there is 84m2 of convertible attic space with a large terrasse adjoining each end.

Modernisation needed.

This charming farmhouse, built in 1880, is the ideal family home particularly well-located for cross-border workers with the nearest border crossing only 1.3kms away. This property is situated on a quiet residential road with its privileged location providing stunning views of Lake Geneva, the Jet d'eau and Mont Salève. Its 1359m2 grounds are bordered to the west by agricultural land and it is surrounded by its own mature garden and...