

House for sale, Croix de Rozon (Bardonnex, Switzerland)

La Croix-de-Rozon

Prix de vente : CHF 1'370'000.-

Présentation

Enjoy the Casatax?! Renovated house + garden

Reduced notary fees - 10 minutes from Geneva

Take advantage of a rare opportunity?!

This superb terraced house of 127 m² under renovation is eligible for the Casatax scheme, allowing you to benefit from reduced notary fees and therefore an immediate saving on purchase.

Located in the heart of the picturesque village of Landecy, in a quiet and green environment, it combines the charm of the old and contemporary services.

The assets of the property

Casatax: reduced notary fees

Complete renovation - turnkey delivery

Customisation of finishes and layout possible

Private garden of 55 m² and terrace of 30 m²

Double garage and scooter space available as an option

Close proximity to Geneva and amenities

Layout of the spaces:

Ground floor

- Kitchen open to dining room (15 m²)
- Bright living room (22 m²)
- Guest toilets

1st floor

- Master bedroom (16 m²) with private shower room and independent access (ideal office, studio or independent space)
- Second bedroom (10 m²)
- Bathroom (3.8 m²)

2nd floor

Converted attic

More than 25 m² with en-suite bathroom

Natural light thanks to two Velux windows

Modular space: office, dressing room, games room?

External

Private terrace of 30 m² at the front

Private garden of 55 m² at the back

Optional double garage

149.00 m²

Surface

5.00

Pièces



Informations techniques

Transaction

Type	Maison/Villa
Disponibilité	À convenir

Surfaces

Pièces	5
Surface habitable	149 m²

Bâtiment

Construction	1750
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