

Maison Vétraz-Monthoux 145 m<sup>2</sup>

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PRIX DE VENTE : 660 000 €

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## DESCRIPTION

Located in Vétraz-Monthoux, in a quiet cul-de-sac and within easy reach of shops, this authentic and meticulously maintained house will charm you with its peaceful setting.

With 145.08 m<sup>2</sup> of living space, this single-story house offers a warm and inviting atmosphere, featuring a bright living room with a working fireplace, perfect for entertaining. The house currently has three comfortable bedrooms and a recently renovated bathroom. An additional bedroom could easily be created to suit your needs.

Upstairs, the attic offers a spacious area ripe for conversion, allowing for numerous possibilities (additional bedrooms, an office, a playroom, etc.).

The outbuildings complement this property nicely, including four cellars, one ideal for wine storage, a large garage, and a second kitchen.

Outside, you'll enjoy a large southwest-facing terrace, perfect for sunny days, as well as a plot of land suitable for building and a swimming pool.

House for sale in Vétraz-Monthoux, house with garden near Geneva, house on the Swiss border, buy a house, real estate in Vétraz-Monthoux.

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	145.08 m <sup>2</sup>	Taxe foncière :	€1.00
NB de pièces :	5 rooms	NB de chambres :	3 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

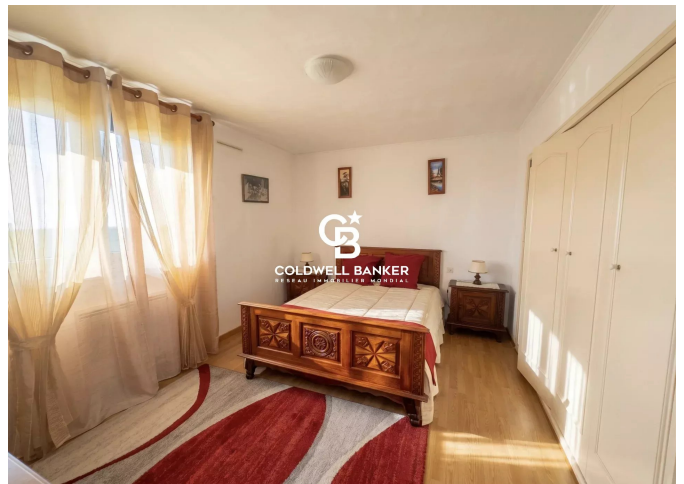
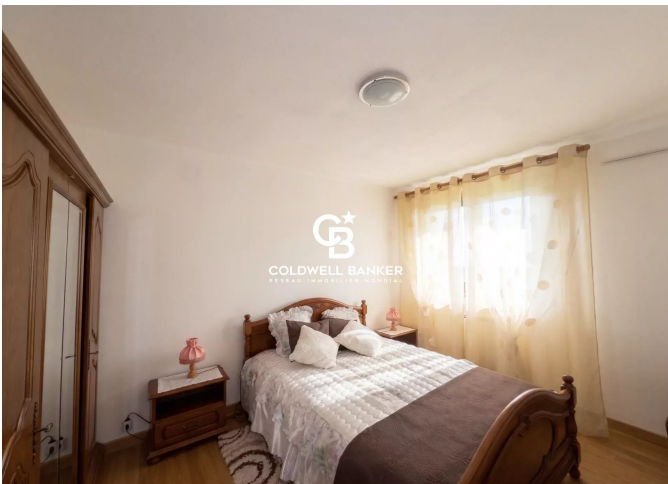
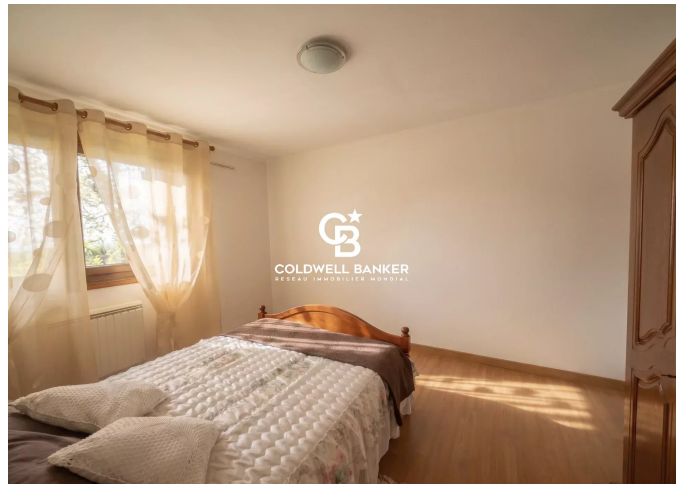
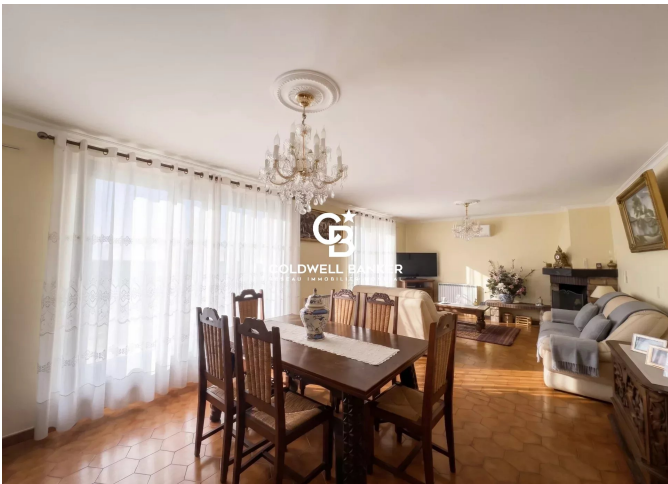
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 212

Indice d'émission de gaz à effet de serre (GES) : B 7



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