

# VERSOIX



Exclusive: Lot of two arcades in Versoix

**CHF 1'350'000.-**



145 m<sup>2</sup>

n° ref. **042631**



**Switzerland | Sotheby's International Realty**  
Boulevard Georges-Favon 18, 1204 Genève

**Anne-Laure Laugier**  
+41 79 811 14 35  
anne-laure.laugier@swsir.ch



## SITUATION AND DESCRIPTION

Two commercial arcades ideally located in the heart of Versoix, benefiting from a strategic location in immediate proximity to all amenities: public transport, shops, schools and main roads.

These spaces enjoy excellent visibility thanks to their position in a high-traffic area. Currently leased, they generate a stable, guaranteed income.

### Main features:

- Archade area: 145m<sup>2</sup>
- Central, well-connected location
- High pedestrian footfall
- Close to all amenities (train station, bus, shops, etc.)

## **SURFACES**

Living area	145 m <sup>2</sup>
Surface of parcel	186 m <sup>2</sup>

## **CHARACTERISTICS**

Location floor	Ground floor
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## **DISTANCES**

Station	110 m
Public transports	142 m
Nursery school	51 m
Primary school	300 m
Stores	103 m
Post office	85 m
Bank	33 m
Restaurants	29 m

## **DISTRIBUTION**

- Two arches



## LOCATION

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Switzerland

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## INFORMATION

Year of construction	1919
Year of restoration	2015
Heating installation	Radiator
Heating system	Gas

## NEIGHBOURHOOD

- City centre
- Park
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop

## OUTSIDE CONVENIENCES

- From road
- Built on even grounds

## INSIDE CONVENIENCES

- Without elevator
- Double glazing
- Bright/sunny

## FLOOR

- Tiles

## CONDITION

- Good

## EXPOSURE

- Good
- All day

## VIEW

- Clear

## STYLE

- Modern

## FINANCIAL DATA

**Price**

**CHF 1'350'000.-**

**Availability**

To be discussed

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