

# MEINIER



Terraced house with independent apartment  
in Meinier



8



5

n° ref. **034397D**



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## SITUATION AND DESCRIPTION

Discover this magnificent terraced house located in the charming village of Meinier. Nestled in a peaceful environment, this property offers an ideal living environment for a family looking for comfort and convenience.

This spacious home spans three floors, with a finished basement, providing four levels of generous living space. The one independent accommodations offer great flexibility and can be used either as a main residence with a separate studio for guests or family members, or as an investment opportunity.

Inside, you will immediately be seduced by the eight bright and well-appointed rooms. With five bedrooms, this home offers ample space to accommodate a large family or create additional spaces for work or recreation. The three bathrooms guarantee optimal comfort for all members of the household.

The house was built in 2004, thus offering a harmonious marriage between contemporary style and modern comfort. Heating is provided by a gas heating system, with a domestic hot water system powered by both gas and solar energy. In addition, the installation of underfloor heating provides gentle and even heat throughout the house.

Thanks to its privileged location, public transport can be reached just 100 meters away, facilitating daily travel. In addition, the primary school is only 300 meters away, offering an appreciable proximity for families with children of school age.

Switzerland

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INTERNATIONAL REALTY

## SURFACES

Surface of parcel	554 m <sup>2</sup>
Useful surface	248 m <sup>2</sup>

## 2nd floor

Large bedroom with shower room

## CARACTERISTICS

Number of flats	2
Number of rooms	8
Number of bedrooms	5
Number of bathrooms	3
Year of construction	2004
Year of restoration	2022
Heating system	Gas
Domestic water heating system	Gas, Solar
Heating installation	Floor
Service costs	CHF 550.-/month
Second home	Non authorized

## DISTANCES

Public transports	130 m
Primary school	320 m

## DISTRIBUTION

### Lower ground floor

- Game room
- Laundry room
- Cellar

### Ground floor

- Entrance hall
- Guest WC
- Living room
- Dining room
- Food

### 1st floor

Bedroom 1 with terrace access  
Bedroom 2 with terrace access  
Bedroom 3/Office  
Bathroom + shower

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Primary school

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Shed
- Middle house

**INSIDE CONVENIENCES**

- Garage
- Open kitchen
- Guests lavatory
- Storeroom
- Built-in closet
- Fireplace
- Double glazing

**EQUIPMENT**

- Furnished kitchen
- Oven
- Fridge
- Freezer
- Dishwasher

- American Fridge
- Washing machine
- Dryer
- Bath
- Shower
- Phone
- Cable/TV
- WiFi
- Photovoltaic panels
- Internet connection
- Optic fiber
- Alarm
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Garden
- Mountains

**FINANCIAL DATA****Price****Availability**

To be discussed

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