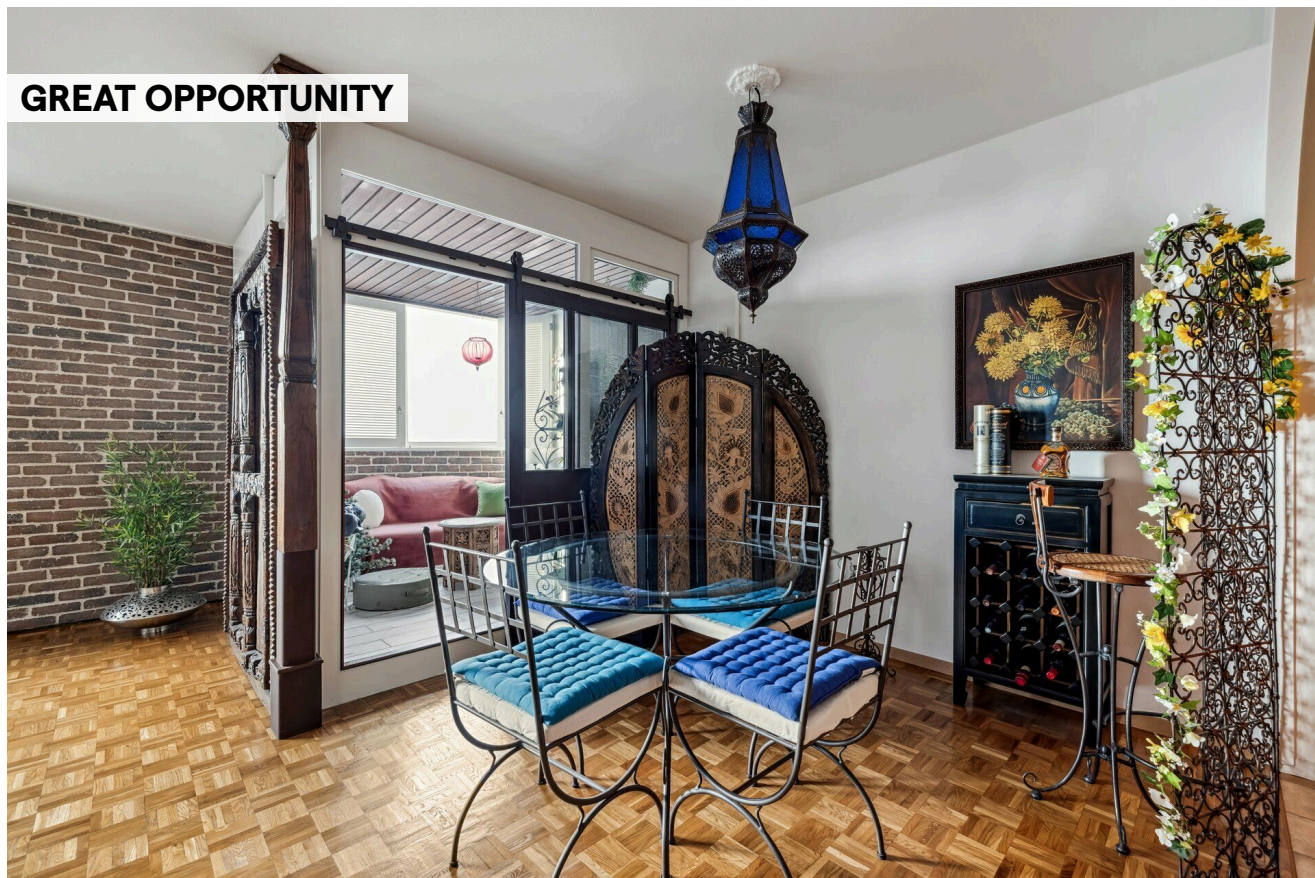


LE LIGNON



GREAT OPPORTUNITY

Beautiful 4-room apartment with loggia

CHF 749'000.-



4



2

n° ref. **042098**

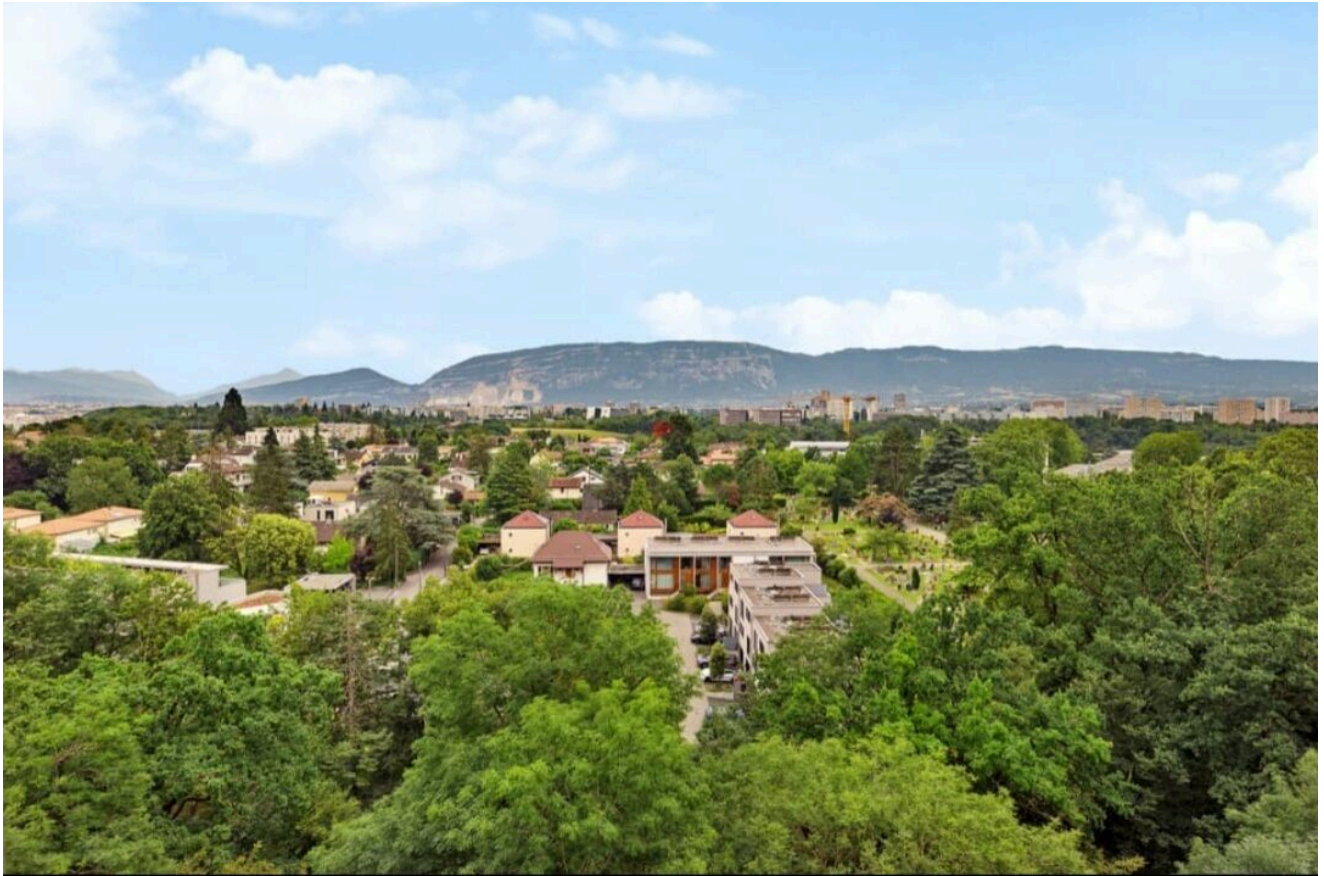


Switzerland | Sotheby's International Realty
Boulevard Georges-Favon 18, 1204 Genève

Thierry Barnier
+41 79 829 98 11
thierry.barnier@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

Located on the 9th floor of the emblematic Le Lignon building, just 5 km from the city center, this 93 m² walk-through apartment offers a unique living environment with breathtaking views of the Salève and Jura mountains.

Description : Completely renovated between 2019 and 2024, it has benefited from significant improvements that make it a modern property... Its unique cachet, marked by brick walls, warm decoration and quality materials, gives it an atmosphere that is both contemporary and authentic.

A rare property with meticulous features

- o Spacious entrance hall with built-in cupboards, separating the day and night areas.
- o Bright, open-plan day area with a semi-open kitchen and a modular bar.

- o Spacious living room with large bay windows
- o Heated loggia transformed into a winter garden, offering additional space usable all year round.

Night area comprising:

- o Two bedrooms with unobstructed views of the Salève
- o Bathroom with bathtub, space for washing machine
- o Separate WC
- o Storage room with dressing room

Conveniences and privileged living environment

- o Lignon shopping center in the immediate vicinity, with supermarkets (Migros, Coop), pharmacy, post office, restaurants and other shops.
- o Direct access to public transport (buses 7, 9, 28, 51), enabling you to reach downtown Geneva in just a few minutes.
- o Schools, crèches and services within walking

www.switzerland-sothebysrealty.ch

distance.

SURFACES

PPE surface	~ 93 m ²
Weighted Surface	~ 93 m ²
Veranda / winter garden surface	~ 6 m ²
Cellar surface	~ 5 m ²
Useful surface	~ 93 m ²
Total surface	~ 93 m ²
Ceiling height	~ 2.5 m

CARACTERISTICS

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	1
Number of toilets	1
Location floor	9th floor
Service costs	CHF 570.-/month

DISTANCES

Public transports	45 m
Primary school	370 m
Stores	125 m
Restaurants	150 m

INFORMATION

Number of floors above ground	13
Year of construction	1970
Number of flats	23
Basements	1
Year of restoration	2023
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Park
- Shops/Stores
- Bank
- Restaurant(s)
- Pharmacy
- Bus station
- Primary school
- Public swimming pool
- Sports centre
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Rooftop terrace
- Garden
- Exclusive use of garden
- Garden in co-ownership
- Loggia
- Greenery
- Shed
- Gardenhouse
- Storeroom
- Public parking

- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Public parking
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Separated lavatory
- Wine cellar
- Built-in closet
- Fireplace
- Decorative fireplace
- Fireplace connection
- Swedish stove
- Swedish stove connection
- Furnace
- Triple glazing
- Bright/sunny

FLOOR

- Tiles
- Parquet floor
- Mosaic parquet floor
- Antique parquet floor
- Laminated
- Carpet

CONDITION

- Good

ORIENTATION

- South

FINANCIAL DATA**Price****CHF 749'000.-****Availability**

immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- East

VIEW

- Nice view
- Clear







