

# PUPLINGE



Country charm, just a stone's throw from  
Geneva!

Price of parking place(s) in addition



5



3



126 m<sup>2</sup>

n° ref. **042639**



**Switzerland | Sotheby's International Realty**  
Avenue Mon-Repos 22, 1005 Lausanne

**Christopher Janin**

+41 79 547 69 36 - Fax +41 21 781 01 00

christopher.janin@swsir.ch



## SITUATION AND DESCRIPTION

Located in the charming village of Puplinge, in the heart of the Geneva countryside, this superb 126 sq. m. apartment has been entirely renovated with care. It combines modern comfort with the character of the old, in a quiet, green environment.

The apartment features three beautiful bedrooms, ideal for a family or couple wishing to have an office space or a guest room. The generous volumes, luminosity and quality of finishes make this a rare property, ready to welcome its future occupants with no work required.

Two indoor parking spaces number 3 and 6 as well as two cellars complete this property, offering optimal living comfort on a daily basis.

Puplinge is a sought-after commune, at the foot of the mountains and only a few minutes from Geneva. It offers a serene living environment, while being equipped with all the necessary infrastructure: schools, local shops, efficient public transport and rapid access to major roads.

This apartment is an ideal opportunity for those who wish to combine green living with urban proximity.

## **SURFACES**

Living area 126 m<sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5
Number of bedrooms	3
Location floor	1st floor
Costs	CHF 900.-/month

## **DISTANCES**

Public transports	30 m
Primary school	240 m
Stores	700 m
Restaurants	70 m

## INFORMATION

Year of construction	1997
Year of restoration	2022
Heating installation	Radiator, Floor
Heating system	Fuel oil

## NEIGHBOURHOOD

- Village
- Green
- Restaurant(s)
- Bus stop
- Child-friendly
- Hiking trails
- Bike trail
- Near customs

## OUTSIDE CONVENIENCES

- Quiet
- Greenery
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Built-in closet
- Double glazing
- With front and rear view
- With character

## EQUIPMENT

- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

### Price

Price park. int. ②

CHF 50'000.-

### Total price

**CHF 1'470'000.-**

### Availability

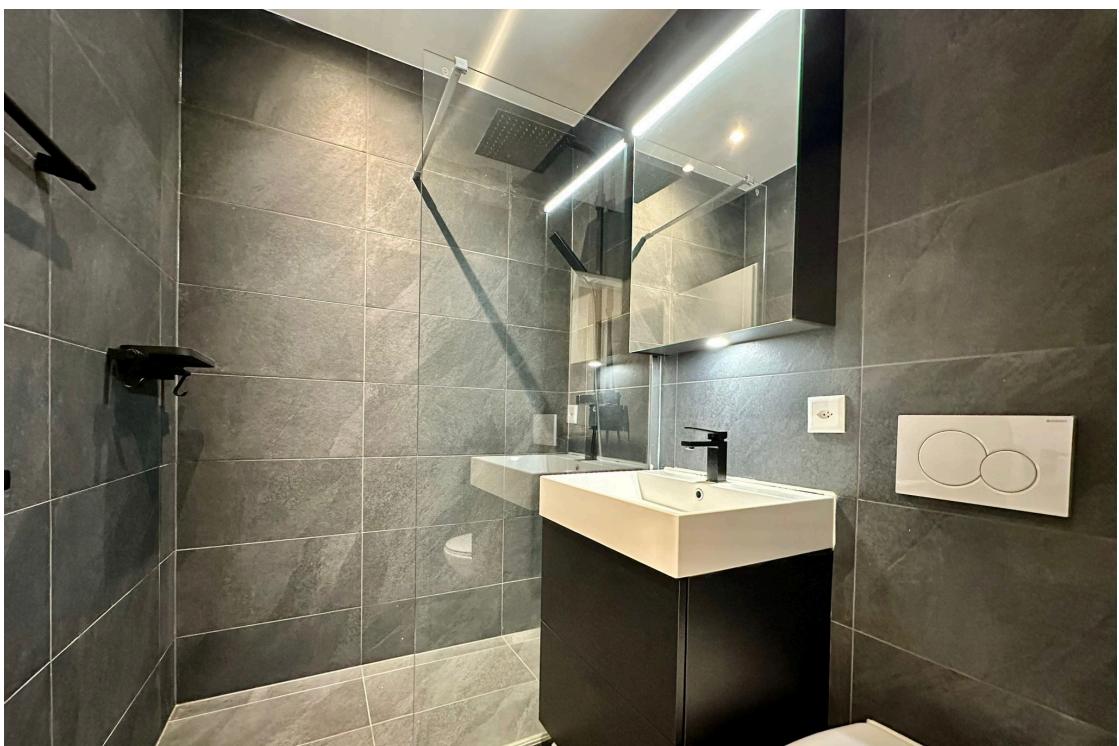
To be discussed

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





Switzerland | **Sotheby's**  
INTERNATIONAL REALTY



[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)