

GENÈVE



Florissant 6P through-apartment

CHF 2'900'000.-

Parking place(s) included



6



3



~183 m²

n° ref. **046147**



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SITUATION AND DESCRIPTION

In the heart of Florissant and just a stone's throw from Bertrand Park, this beautiful apartment offers generous space and plenty of light.

It is distributed by a vast entrance hall, a large living room opening onto the balcony, a fitted kitchen with its dining area, three beautiful bedrooms, three shower rooms, including one with bath and two with WC, a guest WC, large hallways with numerous cupboards.

A cellar and a particularly large double box provide parking for two vehicles, as well as motorcycles or scooters.

SURFACES

| | |
|------------------|----------------------|
| Living area | ~ 183 m ² |
| Weighted Surface | ~ 190 m ² |
| Balcony Surface | ~ 14 m ² |

CHARACTERISTICS

| | |
|---------------------|-------------------|
| Number of rooms | 6 |
| Number of bedrooms | 3 |
| Number of bathrooms | 4 |
| Number of balcony | 1 |
| Location floor | 1st floor |
| Costs | CHF 1'083.-/month |

DISTANCES

| | |
|-------------------|-------|
| Public transports | 100 m |
| Primary school | 500 m |
| Stores | 129 m |
| Restaurants | 155 m |

DISTRIBUTION**1st floor**

- Large entrance hall
- Large living room opening onto the balcony
- Kitchen with dining area
- 3 bedrooms
- 1 bathroom/WC
- 2 shower rooms, one with WC
- Visitors' WC
- A storeroom

Basements

- A cellar
- A very large double box



LOCATION

In the heart of Florissant with its many amenities (shops, restaurants, schools) and next to Parc Bertrand

INFORMATION

| | |
|-------------------------------|----------|
| Year of construction | 1975 |
| Year of restoration | 2003 |
| Heating installation | Radiator |
| Domestic water heating system | Fuel oil |
| Heating system | Fuel oil |

NEIGHBOURHOOD

- City centre
- Park
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet

- Greenery

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Box
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Bicycle storage
- Storeroom
- Built-in closet
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Laundry
- Connections for washing tower
- Shower
- Bath
- Videophone
- Caretaker

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

FINANCIAL DATA**Price****CHF 2'900'000.-****Availability**

To be discussed

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ORIENTATION

- East
- West

EXPOSURE

- Morning
- In the evening

VIEW

- Clear
- Park

MISCELLANEOUS

- With full-time caretaker job







