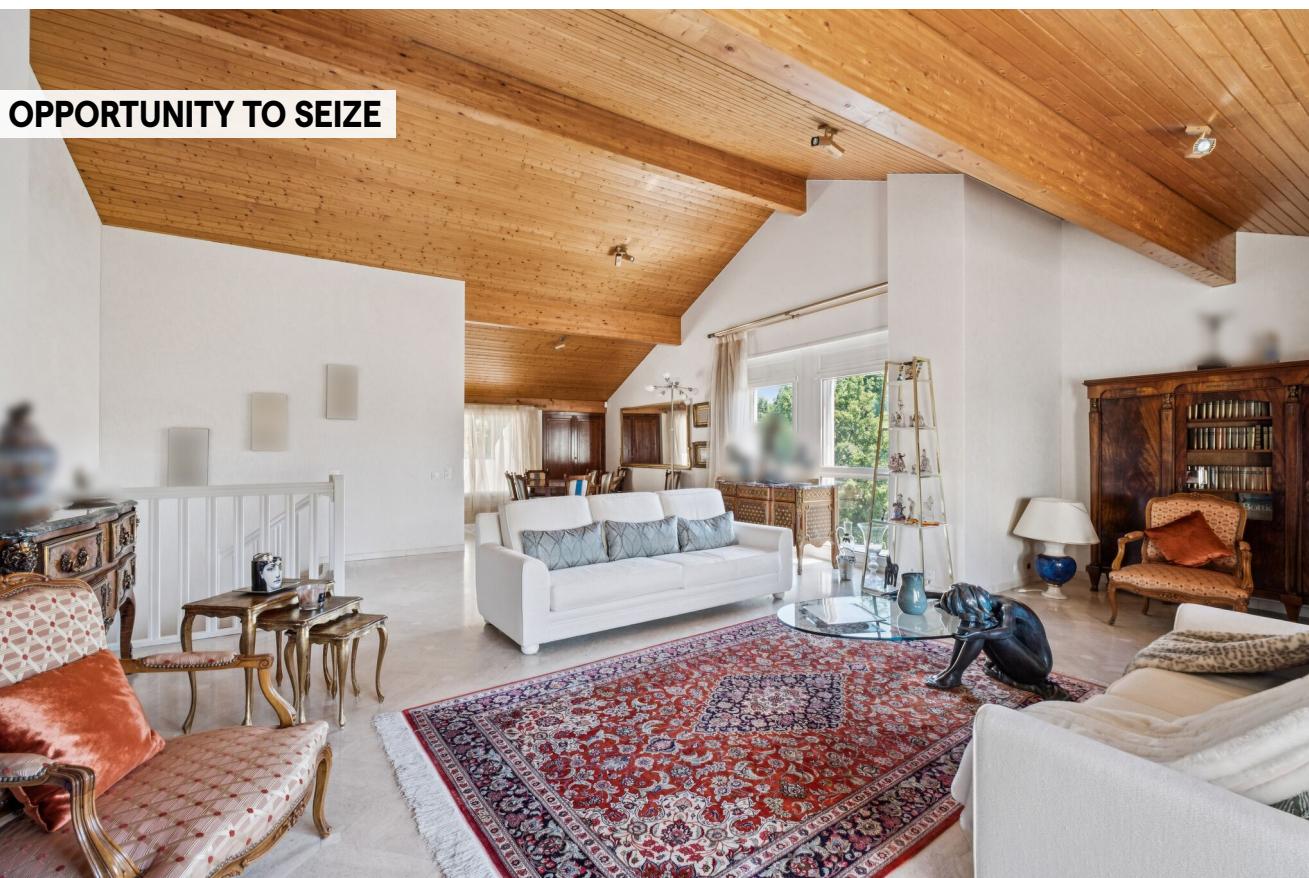


# CHÊNE-BOUGERIES



Bright duplex penthouse with terraces  
Private residence

**CHF 2'680'000.-**



5.5



3

n° ref. **043723**



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

**Charles Ducret**

+41 79 715 25 28 - Fax +41 22 888 18 17

charles.ducret@swsir.ch

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



## SITUATION AND DESCRIPTION

Located in a leafy, sought-after setting within a secure residence, this beautiful duplex penthouse occupies the first and top floor of a building, nestled in the heart of the peaceful Chêne-Bougeries district, just a stone's throw from Geneva. The location offers a privileged living environment, with quick access to public transport, schools, shops and green spaces.

The first level, with a PPE surface area of 119 sq.m., accommodates three bedrooms, including a spacious master suite with dressing room and shower room. A second bathroom, guest toilet and storage space complete this floor. Each bedroom benefits from direct access to an outdoor space, offering a pleasant view of the condominium's wooded gardens.

On the top floor, in the penthouse, with a PPE surface area of 99 m<sup>2</sup>, a vast, light-filled through-living room

houses a living room with fireplace and a dining room extended by two terraces. The separate kitchen also opens onto an outdoor area. Thanks to its double orientation, the apartment benefits from optimal luminosity.

A private laundry room, a cellar and a large closed box that can accommodate two vehicles in enfilade complete this attractive opportunity.

An ideal place to live for a family in search of calm, space and comfort, at the gateway to the city.

## **SURFACES**

PPE surface	~ 218 m <sup>2</sup>
Weighted Surface	~ 239 m <sup>2</sup>
Balcony Surface	~ 14 m <sup>2</sup>
Terrace surface	~ 28 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	Attic

## **DISTANCES**

Station	900 m
Public transports	200 m
Nursery school	1300 m
Primary school	535 m
Secondary school	650 m
Stores	950 m
Airport	7000 m
Restaurants	650 m

## INFORMATION

Year of construction 1990

## NEIGHBOURHOOD

- Green
- Park
- Shops/Stores
- Restaurant(s)
- Bus stop
- Tram stop
- Preschool
- Primary school
- Secondary school
- Sports centre

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Greenery
- Box

## INSIDE CONVENIENCES

- Separated lavatory
- Dressing
- Cellar
- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Private laundry

- Shower
- Bath
- Interphone
- Code door
- Electric gate

## FLOOR

- Tiles
- Parquet floor
- Marble

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Rural
- Park

## STYLE

- Classic

## FINANCIAL DATA

### Price

**CHF 2'680'000.-**

### 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.

