

# CHÊNE-BOUGERIES

OPPORTUNITY TO SEIZE



Bright duplex penthouse with terraces  
Private residence

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



5.5



3

n° ref. **043723**



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## 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.

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## **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  |

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## 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

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