

GENÈVE



RARE - CHARMING APARTMENT IN THE
HEART OF THE OLD TOWN

CHF 5'200'000.-



6



3



~145 m²

n° ref. **044461**



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SITUATION AND DESCRIPTION

PRESTIGIOUS ADDRESS - ENCHANTING APARTMENT - OLD TOWN OF GENEVA

Notice to lovers of old stone buildings, this magnificent **walk-through apartment** is located on the 2nd floor of a beautiful building with character, in the heart of the Old Town.

With a generous total surface area of around 160 m², you'll immediately be seduced by the **cachet** of its **exposed beams** as well as its **high ceilings**, which thus give an impressive volume.

The large living room is the centerpiece of the property and features a magnificent fireplace.

The 3 bedrooms, including a splendid master suite, are spacious and all benefit from a wealth of built-in storage space.

The real highlight of this property is undoubtedly its **vast private terrace** of around 40 m², accessed from the living room. Facing south-west, this will be ideal for fine summer days and evenings, and does not overlook the street, for greater privacy.

The Old Town is one of Geneva's most sought-after and exclusive neighborhoods, thanks to its quality of life and calm. As the canton's historic center, it offers a whole new art of living. All amenities are in the immediate vicinity, as are the many restaurants-cafés-bars, art galleries and museums, charmingly preserved buildings and the major luxury boutiques in the city center. Several public parks and the lakeshore are only a few steps away.

A visit is a must !

SURFACES

Living area	~ 145 m ²
PPE surface	~ 145 m ²
Weighted Surface	~ 158 m ²
Terrace surface	~ 39 m ²

CARACTERISTICS

Number of rooms	6
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	1
Number of levels	1
Number of terraces	1
Location floor	2nd floor

ANNEXES

- Two basements cellar

DISTANCES

Station	980 m
Public transports	100 m
Nursery school	300 m
Primary school	335 m
Secondary school	345 m
Stores	230 m
Airport	4350 m
Hospital	950 m

DISTRIBUTION

- A large entrance hall leading directly into the living room
- A spacious living room comprising the dining and sitting area with a large fireplace
- A fully equipped kitchen
- A beautiful Masterbedroom with built-in storage and en suite shower room
- Two large bedrooms with built-in storage
- A large bathroom
- A separate WC
- A vast private terrace with garden shed and water inlet



LOCATION

The residence is located in the heart of Geneva's **Old Town**, one of the city's most sought-after and exclusive districts. A true **historic center of renown**, the Old Town boasts a wide range of shops, from libraries and art galleries to numerous restaurants-cafés-bars, not to mention major cultural buildings such as the great Cathedral Saint-Pierre, which sits proudly at its center. The large Parc des Bastions is just a stone's throw away, as is Geneva's hypercentre with all its chic shops, lively city center and lakeside quays.

OUTSIDE CONVENIENCES

It's **extremely rare** for homes in this neighborhood to benefit from private outdoor spaces, and this apartment boasts a **very large private terrace** of around 40 m². It faces south-west, for optimum light. You'll be able to arrange it as you wish.

NEIGHBOURHOOD

- City centre
- Park
- Lake
- Shops/Stores
- Shopping street
- Bank
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Tram stop
- Playground
- Nursery
- Primary school
- Secondary school
- International schools
- Public swimming pool
- Sports centre
- Tennis centre

OUTSIDE CONVENIENCES

- Terrace/s
- Quiet
- Shed
- Public parking

INSIDE CONVENIENCES

- Lift/elevator
- Eat-in-kitchen
- Separated lavatory
- Guests lavatory

- Dressing
- Cellar
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Bath
- Shower
- Interphone
- Code door

FLOOR

- Tiles
- Parquet floor
- Antique parquet floor
- Marble

ORIENTATION

- South
- West

FINANCIAL DATA

Price

CHF 5'200'000.-

Availability

To be discussed

Judicial form

PPE

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Spacious living room with fireplace



Spacious living room, the real centerpiece of the apartment



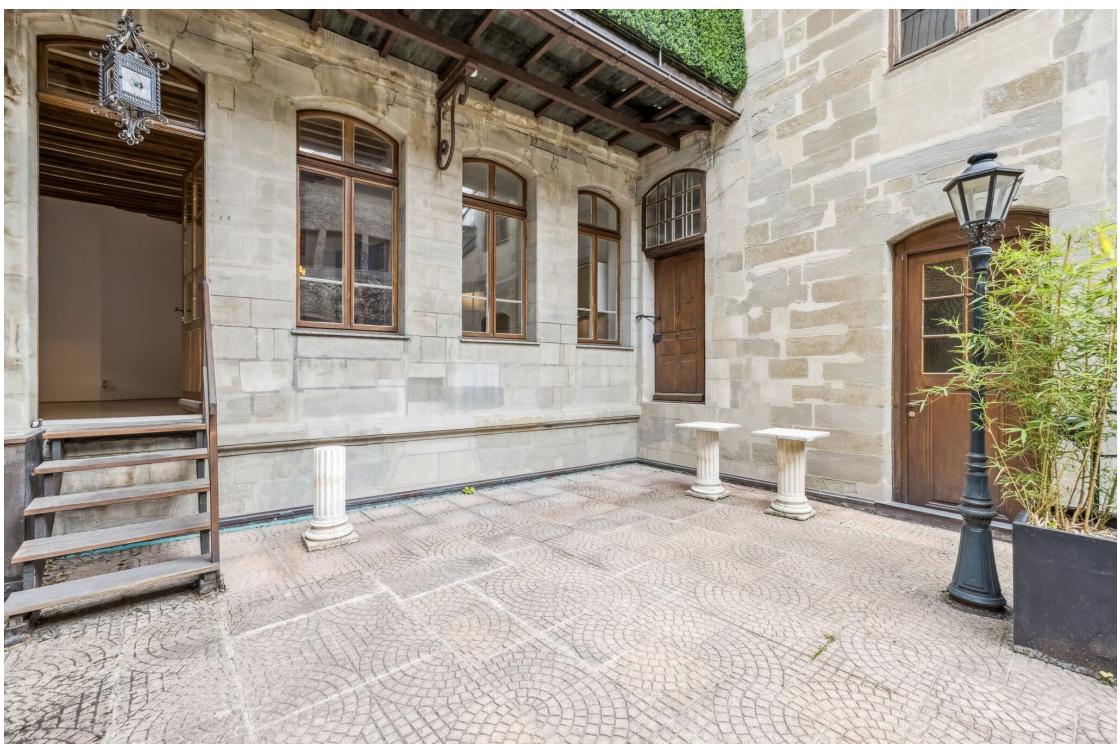
Fully equipped kitchen



Fully equipped kitchen with plenty of storage space



Large private terrace (approx. 40 m²)



Large private terrace (approx. 40 m²)



The spacious and charming master bedroom, with its en-suite bathroom



The shower room in the master bedroom



A charming second bedroom with plenty of storage space



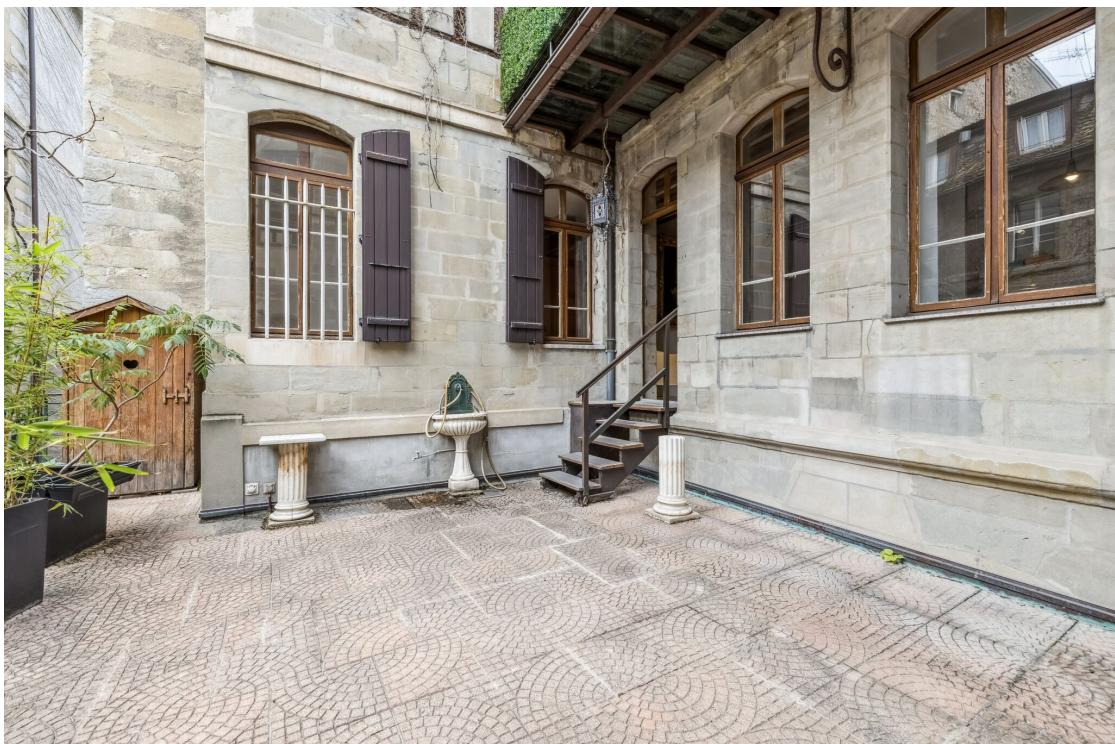
A spacious third bedroom with plenty of storage space



The large marble bathroom



The spare room next to the living room



Large private terrace (approx. 40 m²)



Access to the building with Old Town charm