

# COLOGNY



4-room through-apartment

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**CHF 1'300'000.-**

Parking place(s) included



4



2



97 m<sup>2</sup>

n° ref. **042363**



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## SITUATION AND DESCRIPTION

A stone's throw from the village of Cologny, this 4-room walk-through apartment is located in a quiet, residential environment. It comprises an entrance hall, a living room opening onto a loggia, a kitchen, two bedrooms, one of which opens onto a loggia, a bathroom and a separate toilet. A cellar and a parking space in the underground garage complete this property.

## **SURFACES**

Living area	97 m <sup>2</sup>
Weighted Surface	105 m <sup>2</sup>
Balcony Surface	16 m <sup>2</sup>
Cellar surface	8 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4
Number of bedrooms	2
Number of bathrooms	2
Number of balcony	2
Location floor	2nd floor
Service costs	CHF 142.-/year
Costs	CHF 625.-/month

## **DISTANCES**

Public transports	100 m
Primary school	707 m
Restaurants	578 m

## **LOCATION**

Commune of Cologny, in a residential setting and offering absolute calm

## INFORMATION

Number of floors above ground	4
Year of construction	1982
Basements	1
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

## NEIGHBOURHOOD

- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- International schools
- Sports centre
- Near a golf course
- Tennis centre
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator

- Underground car park
- Eat-in-kitchen
- Separated lavatory
- Double glazing
- With front and rear view

## EQUIPMENT

- Fitted kitchen
- Bath
- Cable/TV
- WiFi
- Interphone
- Caretaker

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- To be renovated

## ORIENTATION

- South

## EXPOSURE

- Good
- All day

## MISCELLANEOUS

- With part-time caretaker job

## FINANCIAL DATA

### Price

CHF 1'300'000.-

### Availability

Immediate

### Judicial form

PPE

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