

# GENÈVE



## Champel Superb 6-room duplex with garden

**CHF 3'500'000.-**

Parking place(s) included



6



4



~197 m<sup>2</sup>

n° ref. **045909**



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## SITUATION AND DESCRIPTION

Located in a small, contemporary residential building, this superb duplex apartment with garden offers spacious accommodation, plenty of natural light thanks to its large bay windows and a leafy, unoverlooked setting.

The lower first floor features a spacious living room with a delightful lounge and dining room opening onto the terrace and garden, an open kitchen with central island opening onto a patio, a utility room at the rear, a master bedroom with dressing room and shower room/WC also opening onto the garden. A guest toilet completes this level, which is also accessible by an elevator.

On the upper first floor, an entrance to the apartment gives access on the one hand to two beautiful bedrooms opening onto a garden and a third bedroom that can also be used as an office, a bathroom/WC and, on the other hand, a beautiful staircase with a ceiling height of over 7 meters, leads to the living space. A private laundry room and two covered parking spaces complete this property.



**SURFACES**

Living area	~ 197 m <sup>2</sup>
Weighted Surface	~ 225 m <sup>2</sup>
Garden surface	~ 400 m <sup>2</sup>
Terrace surface	~ 16 m <sup>2</sup>
Ceiling height	~ 2.6 m

**CARACTERISTICS**

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Number of levels	2
Number of terraces	1
Location floor	Garden floor
Costs	CHF 750.-/month

**ANNEXES**

- A garden storage room

**DISTANCES**

Station	999 m
Public transports	380 m
Primary school	325 m
Stores	889 m

**DISTRIBUTION****Garden floor**

- Large living room opening onto the outside
- Kitchen with central island
- Master bedroom
- Dressing room and en-suite shower room/WC
- Guest toilet
- Terrace and garden E/S/O

**Upper ground floor**

- Two bedrooms
- One bathroom/WC
- One office or guest room



## LOCATION

A stone's throw from all amenities, whether on foot, by public transport or by car

## MUNICIPALITY

On the Champel commune, the location offers many advantages, whether in terms of schools, shops or other

## OUTSIDE CONVENIENCES

- A large terrace with pergola
- A wooded garden
- A patio

**INFORMATION**

Number of floors above ground	3
Year of construction	2011
Basements	1
Year of restoration	2023
Heating installation	Floor
Domestic water heating system	Pellets
Heating system	Pellets

**NEIGHBOURHOOD**

- Green
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Sports centre
- Public swimming pool
- Tennis centre
- Hospital / Clinic
- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Greenery
- Covered parking space(s)
- Carport

**INSIDE CONVENIENCES**

- Lift/elevator
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Storeroom
- Built-in closet
- Water softener
- Triple glazing
- Bright/sunny
- With front and rear view

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Microwave
- Warming drawer
- Freezer
- Dishwasher
- American Fridge
- Private laundry

**FINANCIAL DATA****Price**

CHF 3'500'000.-

**Availability**

To be discussed

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- Bath
- Shower
- WiFi
- Electric blind
- Oversee camera
- Outdoor lighting

## **FLOOR**

- Tiles
- Parquet floor
- Cast floor

## **CONDITION**

- Very good

## **ORIENTATION**

- South
- East
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- With an open outlook
- Garden

## **STYLE**

- Modern

## **STANDARD**

- Minergie® certified



















