

# VEZIA



Semi-detached home in strategic location

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**CHF 1'600'000.-**

Parking place(s) included



7.5



4



195.2 m<sup>2</sup>

n° ref. #5657436



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## SITUATION AND DESCRIPTION

In Vezia, in a slightly elevated residential area, this single-family townhouse is set within a quiet and well-structured neighbourhood. Schools, services and main transport connections are all within easy reach, while the western orientation ensures a pleasant natural light throughout the day.

Spread across three levels and offering approximately 200 m<sup>2</sup> of living space, the property features bright, well-balanced interiors. The ground floor includes a living room with fireplace and a dining area, both opening onto two terraces — one covered and one open — that lead to the terraced garden of around 100 m<sup>2</sup>, shaped by gentle slopes and stone walls. The kitchen, adjacent to the dining area, is complemented by a pantry and a laundry area. A guest bathroom, a technical room, a cellar and a generous storage/utility space complete this level.

The first floor comprises three bedrooms and two bathrooms with showers. The top floor is reserved for the primary suite: a spacious room with an en-suite bathroom featuring both bathtub and shower, a dedicated anteroom, and a bright mezzanine offering an additional flexible area.

Outdoors, four parking spaces are available, two of which are covered. Heating is provided by a gas-fired system with underfloor distribution; the property is equipped with external insulation and double-glazed windows. The finishes are understated and well maintained, consistent with the character of the house.

The result is a home with a measured, balanced presence, where layout, setting and surroundings contribute to a pleasant and well-composed living experience.

## **SURFACES**

|                   |                      |
|-------------------|----------------------|
| Living area       | 195.2 m <sup>2</sup> |
| Surface of parcel | 342 m <sup>2</sup>   |
| Terrace surface   | 16 m <sup>2</sup>    |
| Total surface     | 203.2 m <sup>2</sup> |

## **CARACTERISTICS**

|                               |                 |
|-------------------------------|-----------------|
| Number of rooms               | 7.5             |
| Number of bedrooms            | 4               |
| Number of bathrooms           | 4               |
| Year of construction          | 2011            |
| Heating system                | Gas             |
| Domestic water heating system | Gas             |
| Heating installation          | Floor           |
| Outside parking place/s       | 4 included      |
| Parking places                | Yes, obligatory |

## **DISTANCES**

|                   |       |
|-------------------|-------|
| Public transports | 85 m  |
| Primary school    | 667 m |
| Stores            | 344 m |
| Restaurants       | 468 m |

## FINANCIAL DATA

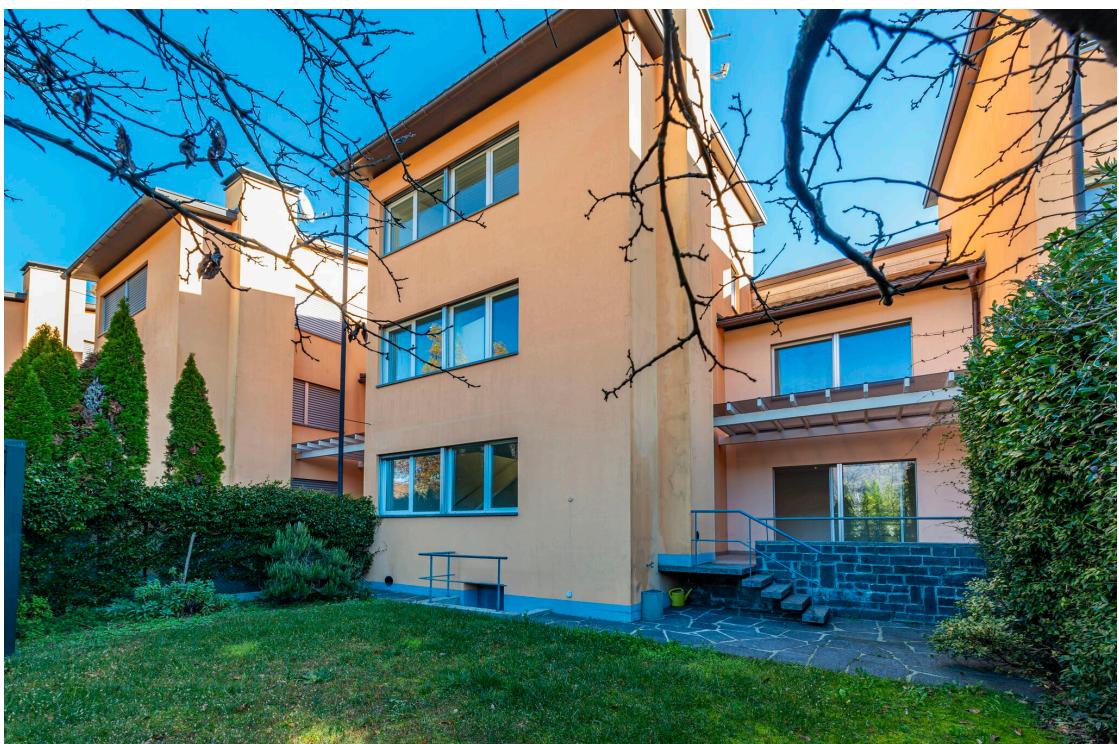
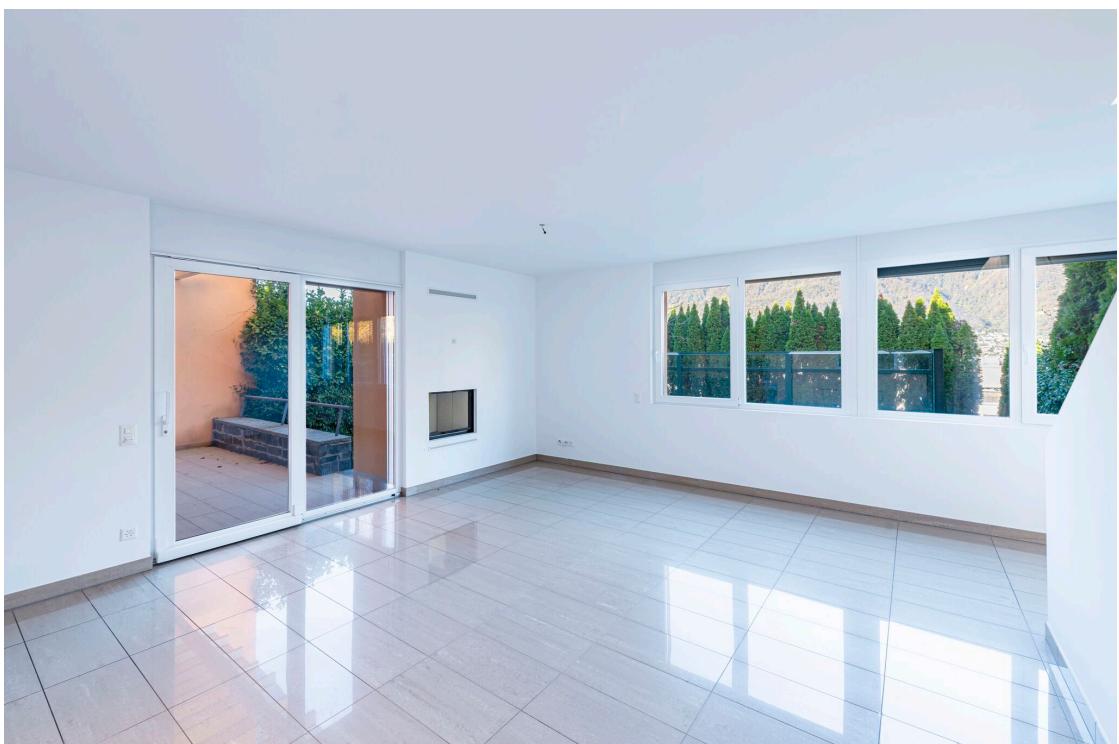
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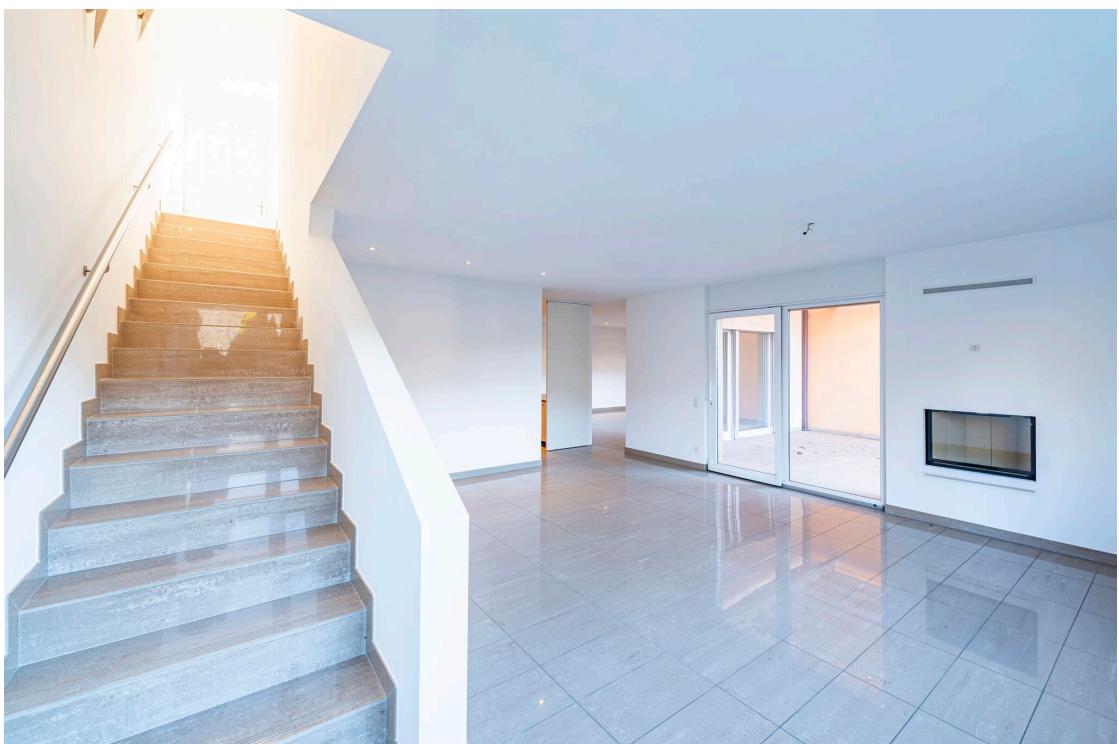
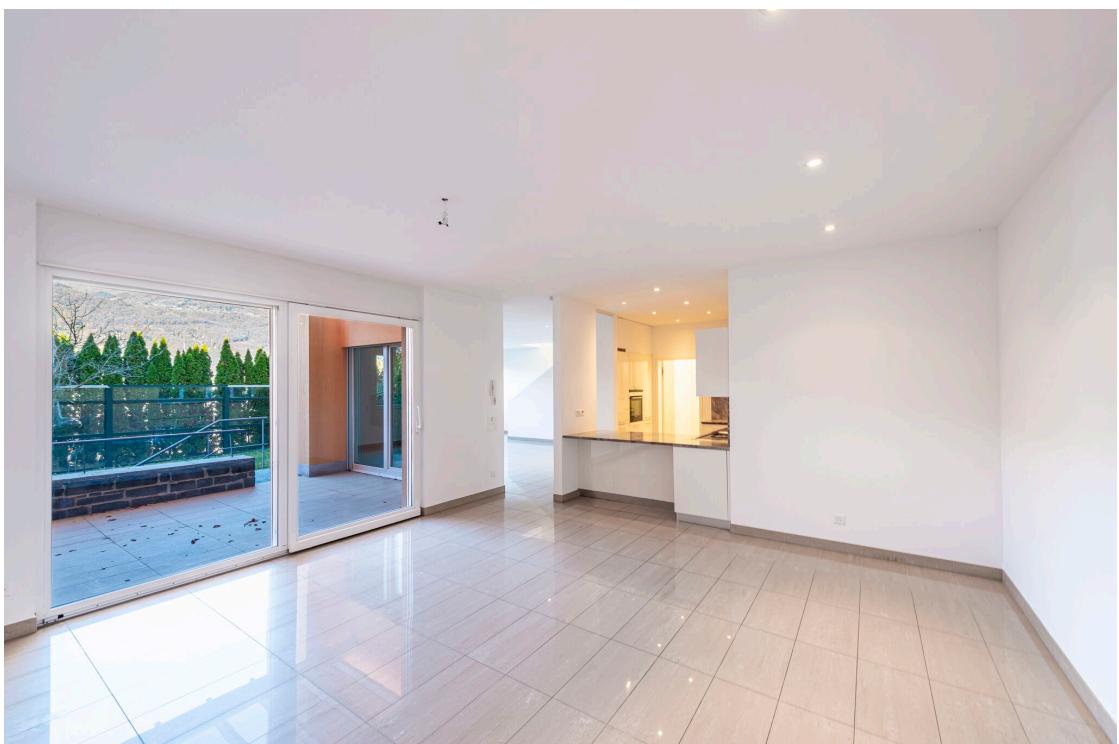
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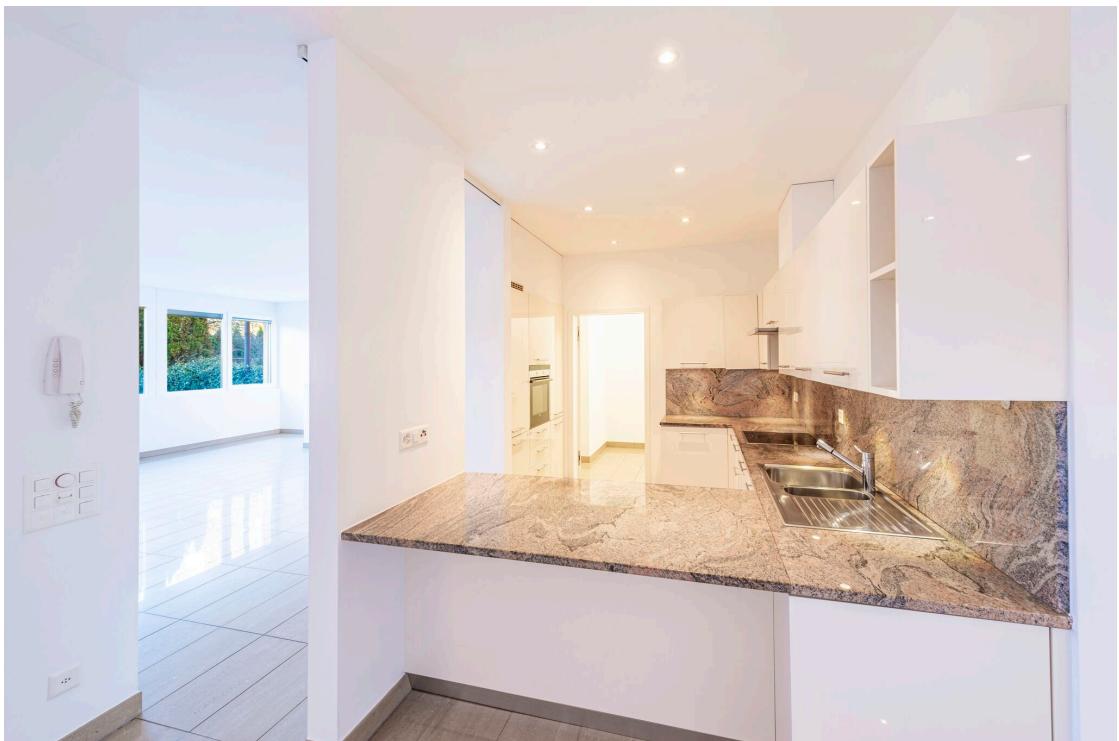
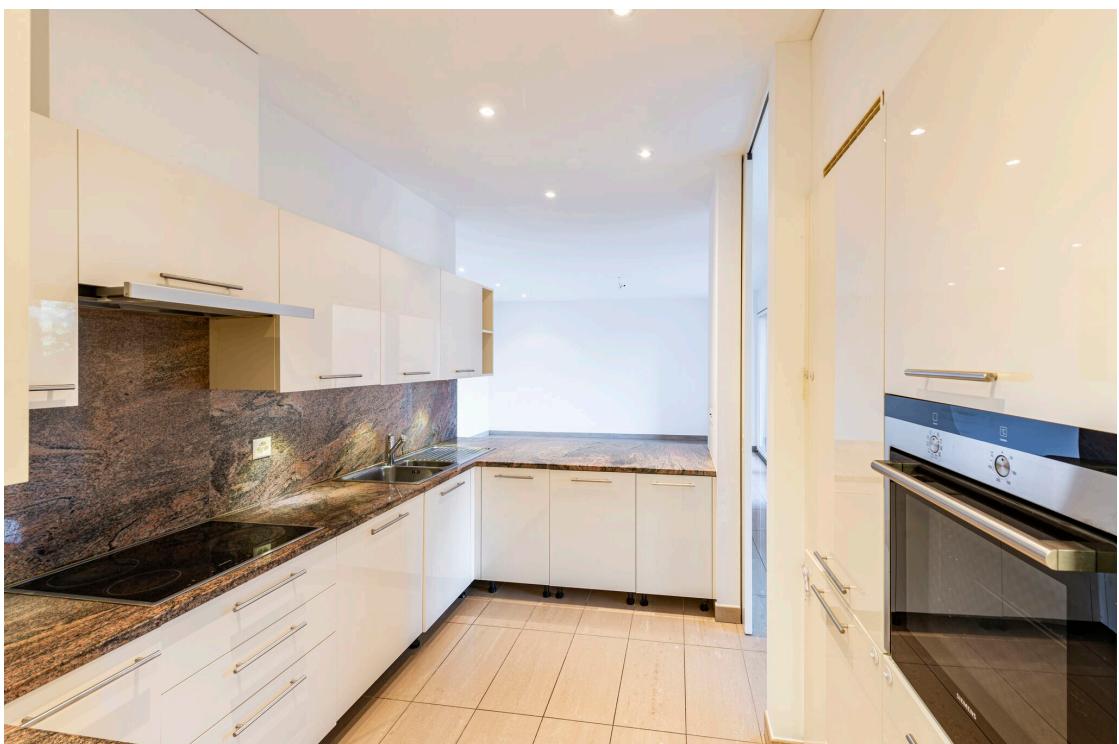
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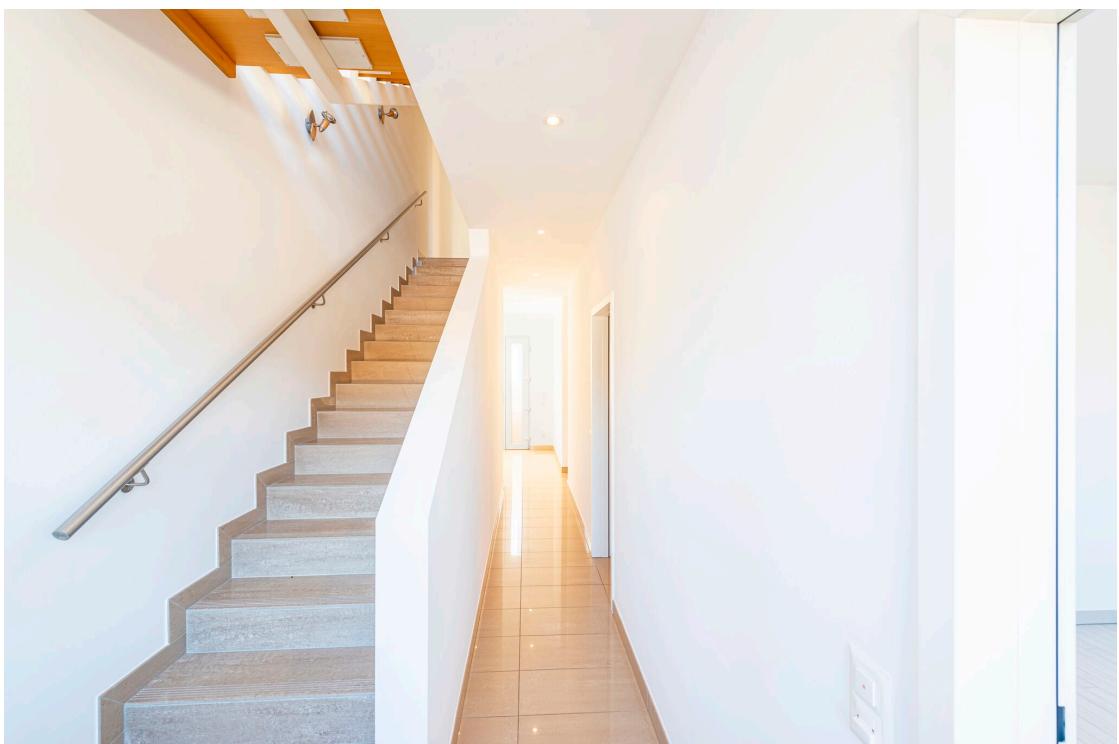
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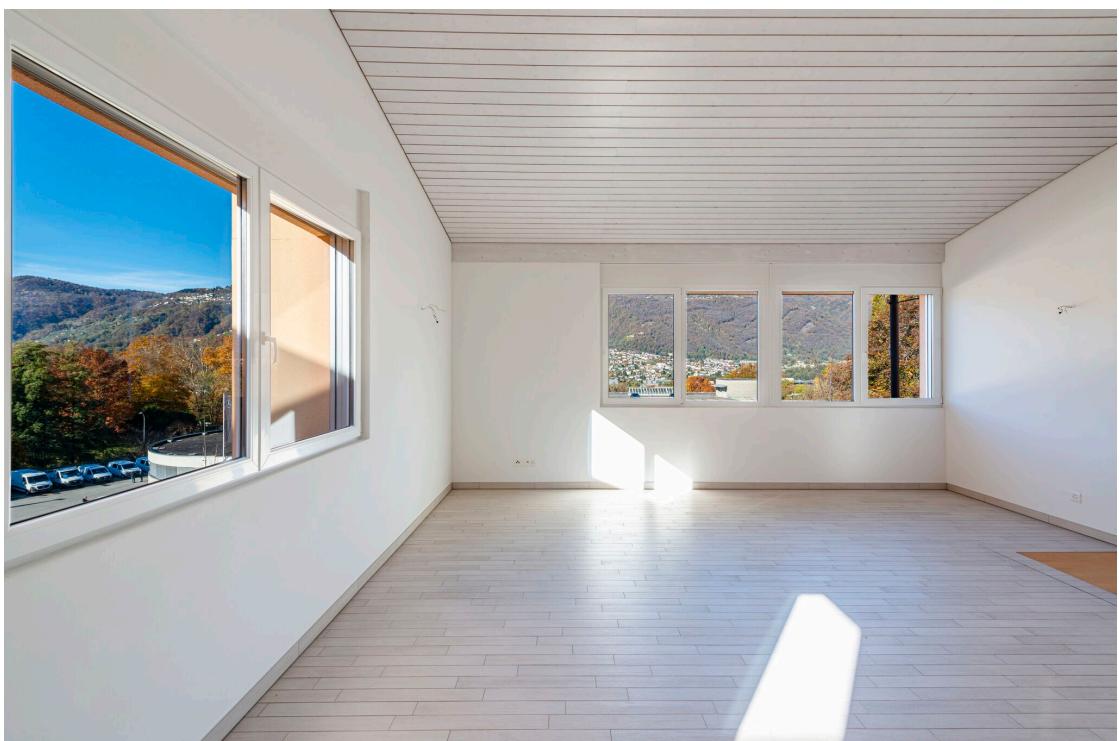
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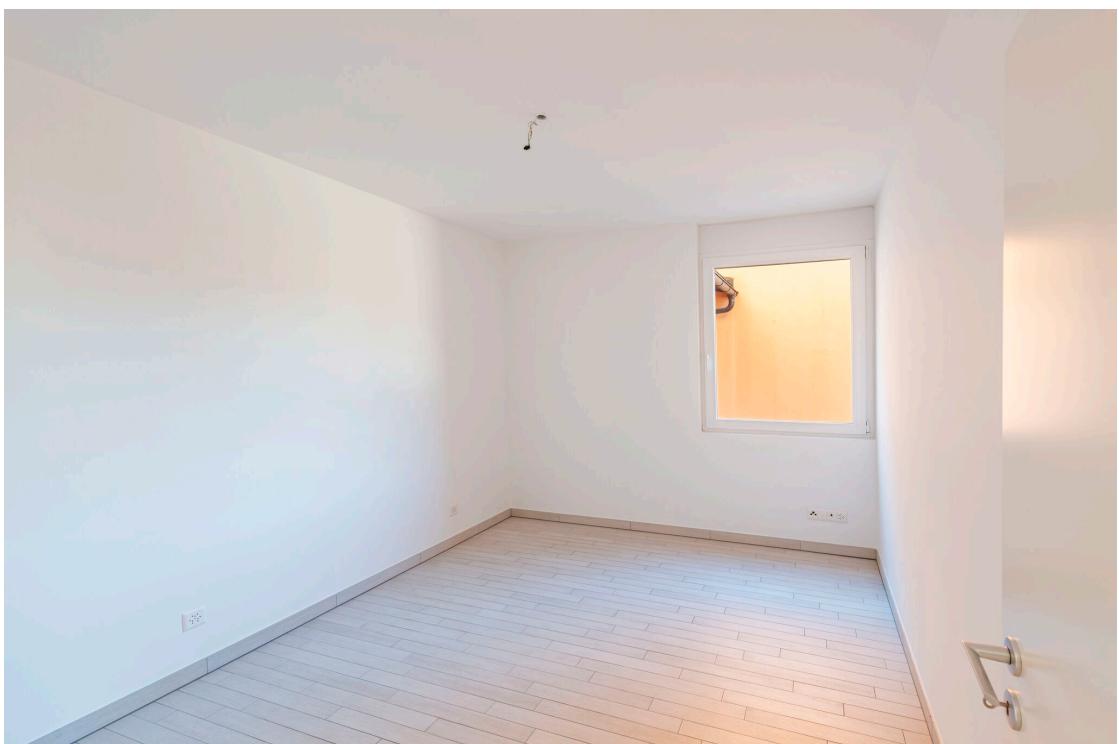
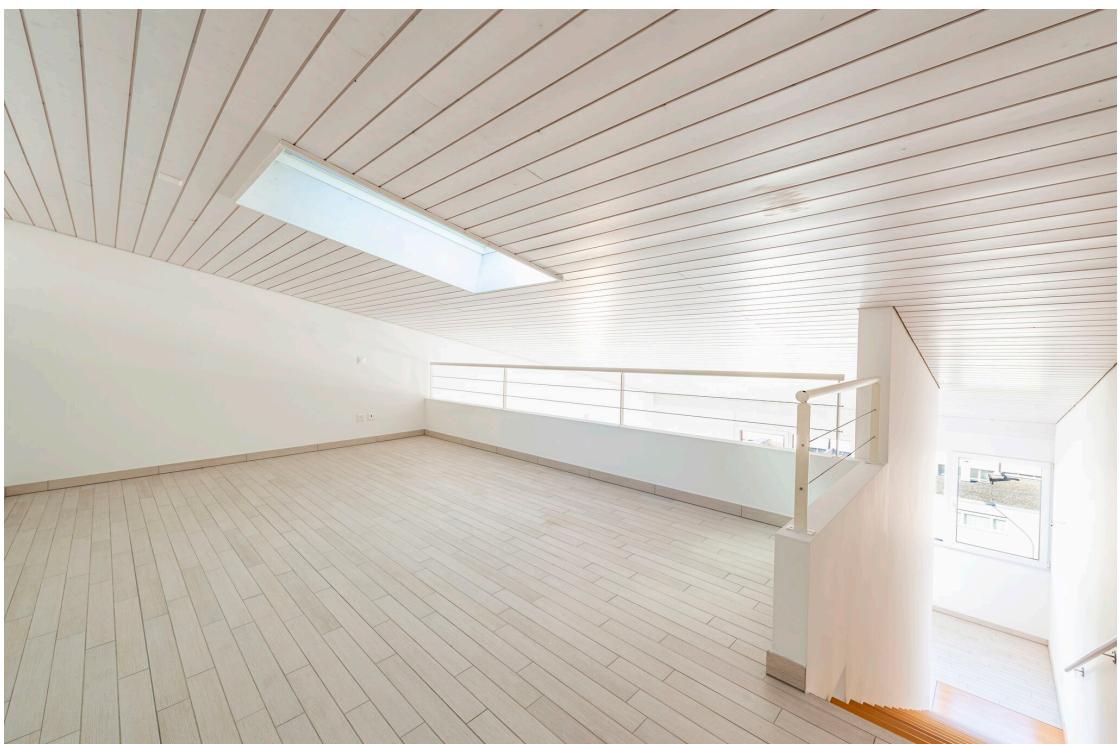


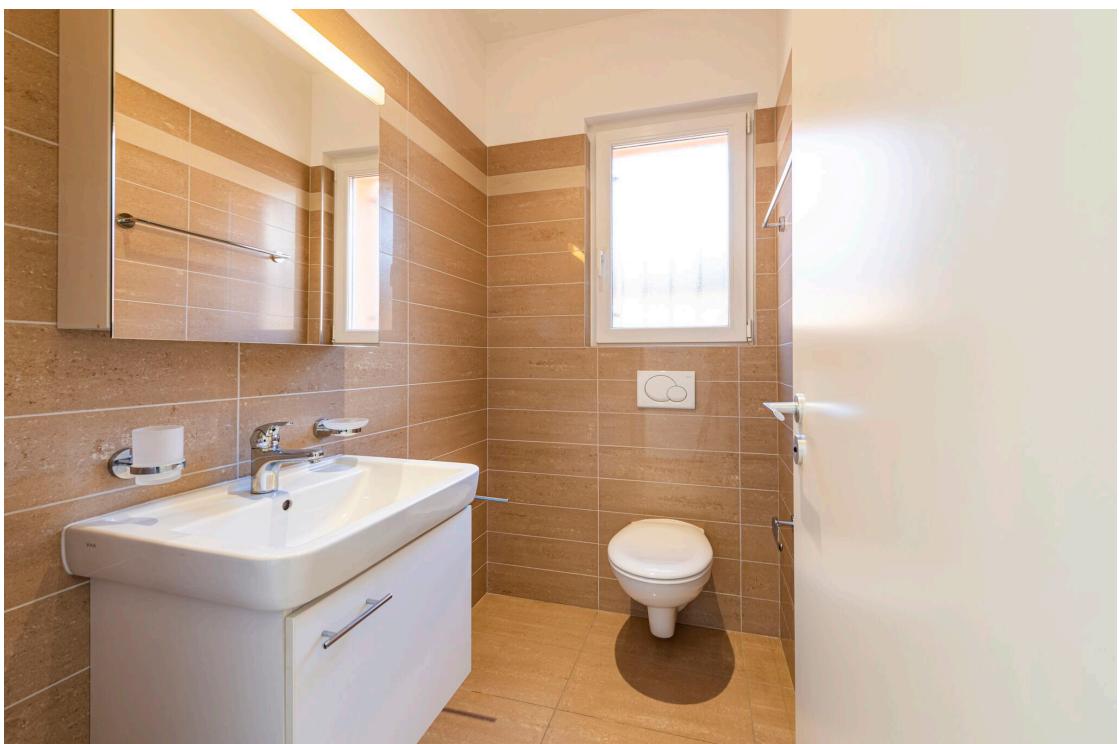
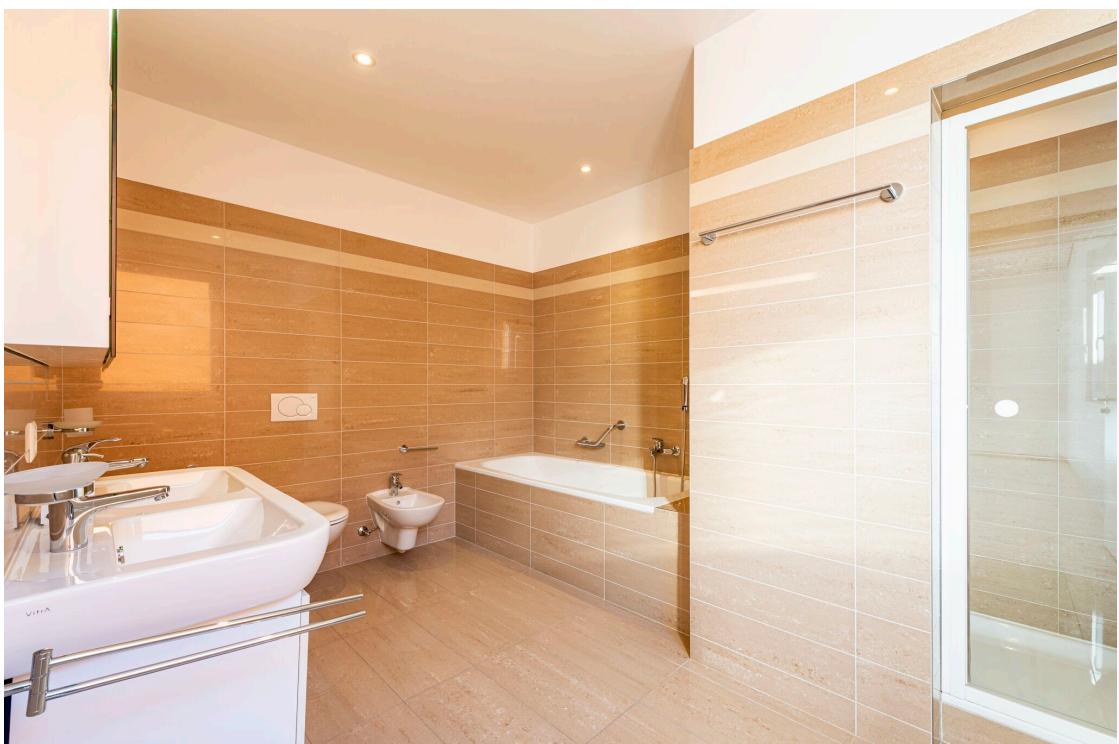












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