

MEYRIN



FULLY RENOVATED VILLAGE HOUSE LUXURIOUS MATERIALS

CHF 1'890'000.-

Price of parking place(s) in addition



5

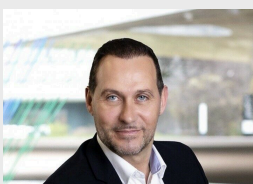


3



~200 m²

n° ref. **042765**



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SITUATION AND DESCRIPTION

QUIET VILLAGE HOUSE - FULLY RENOVATED - CLOSE TO AMENITIES

This beautiful 5-room, 3-bedroom village house has benefited from a superb complete renovation. With a pleasant surface area of approx. 200 m², it is distributed over 3 above-ground levels.

Exposed beams and top-of-the-range fixtures and fittings, the blend of charm and modernity will win you over immediately.

Very bright, it boasts **luxurious appointments** and generous living and sleeping spaces. Every detail has been thought through.

With a large terrace of approx. 40 m² and a lovely green garden of approx. 100 m², this is the ideal property for discerning customers looking for style

combined with modern comfort.

Two additional parking spaces at CHF 30,000 per space complete the house.

The house is located in the commune of Meyrin, in the quiet and popular Mategnin area. Green spaces and all amenities are in the immediate vicinity.

Geneva's international airport and the Balexert shopping center are within quick and easy reach.

SURFACES

Living area	~ 200 m ²
Surface of parcel	~ 165 m ²
Garden surface	~ 100 m ²
Terrace surface	~ 40 m ²
Volume	~ 521 cbm

CARACTERISTICS

Number of floors above ground	3
Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	4
Number of terraces	1
Year of construction	1991
Year of restoration	2025
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
	2
Outside parking place/s	CHF 60'000.- not included
	2
Total nb. of parkings	CHF 60'000.- not included
Parking places	Yes, obligatory

ANNEXES

- A large 40 m² terrace
- A 100 m² private garden
- Two additional **parking spaces at CHF 30,000 per space**

DISTANCES

Station	2000 m
Public transports	235 m
Nursery school	850 m
Primary school	600 m
Secondary school	1500 m
Stores	550 m
Airport	2000 m

DISTRIBUTION**Ground floor**

- A vast living room with lounge and dining area
- A beautiful new, fully-equipped kitchen
- A guest WC
- A utility room with laundry facilities

1st floor

- A suite comprising a bedroom with storage space, and a beautiful walk-in shower room with WC
- Bedroom with storage space
- Separate shower room with WC

2nd floor

- The magnificent master suite with its storage space and dressing room, its large bathroom complete with bathtub and walk-in shower room, and WC

Switzerland

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INTERNATIONAL REALTY

NEIGHBOURHOOD

- Village
- Green
- Park
- Vineyard
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Tram stop
- Playground
- Nursery
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Tennis centre

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Bench
- Quiet
- Greenery
- Shed
- Parking

INSIDE CONVENIENCES

- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Built-in closet
- Double glazing
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Washing machine
- Dryer
- Shower
- Bath
- Electric blind

FLOOR

- Tiles
- Parquet floor

CONDITION

- New

ORIENTATION

- South
- East
- West

FINANCIAL DATA

Price

CHF 1'890'000.-

Price park.ext @

CHF 60'000.-

Total price

CHF 1'950'000.-

Availability

To be discussed

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EXPOSURE

- Optimal

STYLE

- Classic
- Modern













