

# VERNIER



Semi-detached house in quiet residential area

**CHF 1'790'000.-**

Price of parking place(s) in addition



7



4



152 m<sup>2</sup>

n° ref. **042767**



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## SITUATION AND DESCRIPTION

This 2008, south-facing family home benefits from optimal light. Located in the heart of the commune of Vernier, in a quiet, residential neighborhood and close to public transport and Vernier village.

**SURFACES**

Living area	152 m <sup>2</sup>
Surface of parcel	334 m <sup>2</sup>
Terrace surface	33.8 m <sup>2</sup>
Underground surface	96 m <sup>2</sup>
Useful surface	274 m <sup>2</sup>
Volume	504 cbm
Ceiling height	2.5 m

**CARACTERISTICS**

Number of rooms	7
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	2008
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	2 not included
Number of boxes	1 not included
Total nb. of parkings	3 not included
Parking places	Yes, obligatory

**DISTANCES**

Public transports	126 m
Primary school	1327 m
Stores	1062 m
Restaurants	839 m





## CONSTRUCTION

This villa, with approx. 153m<sup>2</sup> living space and 274m<sup>2</sup> usable space, is composed of 3 floors including a full basement with plenty of light. The plot is 334m<sup>2</sup>.

### Rez:

- An entrance hall with storage spaces
- A guest WC
- A large living room with access to the terrace and garden
- A fully equipped and fitted kitchen
- A terrace

### 1st floor:

- A master bedroom with access to a 2nd terrace and a bathroom with WC
- 3 other bedrooms

- A shower room with WC

### Basement:

- A large room
- A shower room
- 2 other rooms that can be used as a bedroom/office
- A laundry room
- A cellar

A 26m<sup>2</sup> garage and two outdoor parking spaces complete this charming home.

The house is heated by gas and underfloor heating.

The house has large volumes, well maintained and close to all amenities. Ideal for a family

# Switzerland

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INTERNATIONAL REALTY

## NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Playground
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Public parking
- Garage
- Visitor parking space(s)
- Built on even grounds
- Middle house

## INSIDE CONVENIENCES

- Garage
- Visitor parking space(s)
- Guests lavatory
- Separated lavatory

- Dressing
- Storeroom
- Built-in closet
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good

## ORIENTATION

- South
- East

## EXPOSURE

- Optimal

## FINANCIAL DATA

**Price**

**CHF 1'790'000.-**

**Availability**

To be discussed

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