

VERNIER



Semi-detached house in quiet residential area

CHF 1'790'000.-

Price of parking place(s) in addition



7



4



152 m²

n° ref. **042767**



Switzerland | Sotheby's International Realty
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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 ²
Surface of parcel	334 m ²
Terrace surface	33.8 m ²
Underground surface	96 m ²
Useful surface	274 m ²
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. 153m² living space and 274m² usable space, is composed of 3 floors including a full basement with plenty of light.

The plot is 334m².

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 26m² 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

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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