

CHAMBÉSY



Renovated house with garden in the heart of
Pregny-Chambésy

CHF 1'650'000.-



5



2



~129 m²

n° ref. **045380**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a quiet, residential area of **Pregny-Chambésy**, this 129 m² house, completely renovated in 2025, offers a privileged living environment close to public transport, schools and international organizations.

It has **two bedrooms**, including a **parent's suite with balcony and bathroom**, as well as a **second bedroom benefiting from its own shower room**. The property also seduces with its **200 m² garden**, heated veranda and gas heating system with **underfloor heating**.

A full basement, a **30 m² storage space in the attic**, two outdoor parking spaces and a bike/storage room complete the package.

SURFACES

Living area	~ 129 m ²
Surface of parcel	~ 354 m ²

CARACTERISTICS

Number of rooms	5
Number of bedrooms	2
Year of construction	1999
Year of restoration	2025
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Chimney
Construction zone	5

DISTANCES

Station	1247 m
Public transports	190 m
Nursery school	80 m
Primary school	620 m
College / University	1000 m
Stores	1000 m
Airport	950 m
Post office	730 m
Hospital	930 m
Restaurants	228 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Visitors' WC
- Large living room/sitting room
- Fitted kitchen
- Direct access:
 - to terrace
 - to garden
 - to heated veranda

1st floor

- Parent suite with bathroom and private balcony
- Second bedroom with shower room

Under the roof

- Storage space: **30 m²**

Basements

- Purpose room
- Laundry room
- Cellar
- Technical room

NEIGHBOURHOOD

- Villa area
- Green
- Mountains
- Lake
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Tram stop
- Playground
- Nursery
- Primary school
- Secondary school
- International schools
- Sports centre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Gabled

INSIDE CONVENIENCES

- Guests lavatory

- Bicycle storage
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- Penthouse
- With character

EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Outdoor lighting

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Garden
- Mountains

FINANCIAL DATA**Price**

CHF 1'650'000.-

Availability

To be discussed

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