

CHAMBÉSY



Renovated house with garden in the heart of
Pregny-Chambésy

CHF 1'650'000.-



5

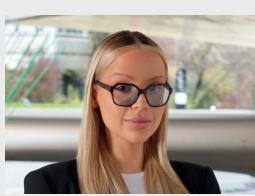


2



~129 m²

n° ref. **045380**



Switzerland | Sotheby's International Realty
Boulevard Georges-Favon 18, 1204 Genève

Margo Blum
+41 76 384 05 66
margo.blum@swsir.ch



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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