

# THÔNEX



For sale: Single family house

**CHF 2'280'000.-**

Price of parking place(s) in addition



6



4



~145 m<sup>2</sup>

n° ref. **046180**



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## SITUATION AND DESCRIPTION

This **6-room detached villa**, located in **Thônex**, develops **146 m<sup>2</sup> of living space** and is set on a **735 m<sup>2</sup> plot** in the villa zone, in a quiet residential environment.

The house is distributed over several levels. The **ground floor** accommodates a **fully equipped open-plan kitchen**, a **living room with access to the terrace**, a **bedroom** as well as a **bathroom with shower and WC**.

On the 'upstairs is a **large bedroom** with **integrated dressing room** and a toilet.

The **between-ground** comprises **two bedrooms**, a **bathroom** and ancillary spaces, offering the **possibility of setting up an independent studio** thanks to its configuration and the presence of natural light.

The exteriors consist of a **landscaped garden**, a **level terrace**, **many parking possibilities** (double garage and outdoor spaces, long pitch). The plot is **piscinable**, offering potential for further development.

The house, built in 1928 and renovated over the past ten years, benefits from high-performance safety and technical equipment, including insulation, recent windows, reversible air conditioning, **solar panels** and a heating system combining gas, air conditioning and wood-burning stove.

GIS charges are 260.- CHF/month

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**SURFACES**

Living area	~ 145 m <sup>2</sup>
Surface of parcel	~ 735 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	1928
Year of restoration	2020
Heating system	Gas, Wood
Domestic water heating system	Gas
Heating installation	Radiator, Stove
Construction zone	5

**ANNEXES**

- Small outbuilding, for storage/summer kitchen
- Double garage with possibility of electric hook-up, garden workshop

**DISTANCES**

Station	918 m
Public transports	275 m
Nursery school	333 m
Primary school	333 m
Stores	292 m
Post office	627 m
Bank	301 m
Hospital	638 m
Restaurants	279 m
Park / Green space	214 m

**DISTRIBUTION****Lower ground floor**

- 2 Bedrooms
- Bathroom bath/WC
- Cellier/Buanderie with washbasin and built-in shelving

**Ground floor**

- Hall
- Fully equipped Italian kitchen semi-open to living room with access to terrace
- Shower room/WC
- Bedroom

**Under the roof**

- Large bedroom with built-in dressing room in the roof
- WC with possibility of adding a shower



## OUTSIDE CONVENIENCES

- Upper terrace
- Garden lounge
- Swimming area
- Garden

**NEIGHBOURHOOD**

- Villa area
- Park
- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Tram stop
- Nursery
- Primary school
- Secondary school
- Public swimming pool
- Sports centre
- Soccer pitch
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Greenery
- Annex
- Box
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Workshop
- Built-in closet

- Air conditioning
- Swedish stove
- Triple glazing
- Natural light
- Penthouse
- With character

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath
- Alarm
- Oversee camera
- Electric garage door
- Fire alarm
- Outdoor lighting

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Garden
- Mountains

**FINANCIAL DATA****Price****CHF 2'280'000.-****Availability**

To be discussed

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