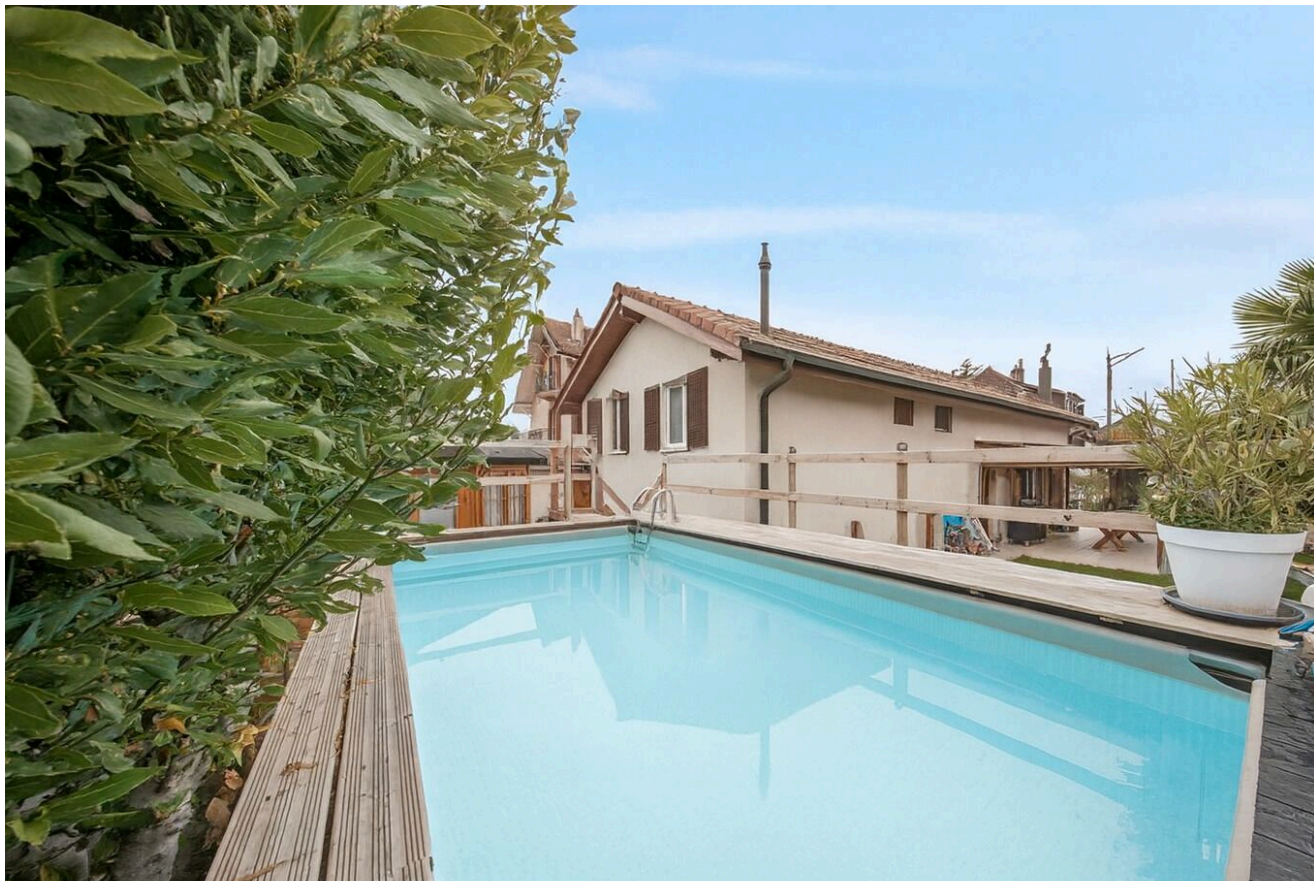


CHÊNE-BOURG



Your privileged address in Chêne-Bourg

CHF 2'290'000.-



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3

n° ref. **045046**



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SITUATION AND DESCRIPTION

Located in Chêne-Bourg, this detached villa offers almost **200 m² of usable space and 450 m²** of land spread over **three levels**, including a basement. It comprises **three bedrooms**, a bright living room open to the outside as well as a **terrace** directly overlooking the garden.

The **attic** houses a **purpose room**, now used as a **playroom / carnotzet**, offering a much-appreciated additional space.

The property is completed by a **jacuzzi**, a **sauna**, a **workshop** and a swimming pool in a fully fenced garden.

For parking, there are several **parking spaces**, a **covered** and a **garage**, a real advantage in this area.

A complete, functional home ideal for a family.

SURFACES

| | |
|-------------------|----------------------|
| Surface of parcel | ~ 450 m ² |
| Useful surface | ~ 200 m ² |

CHARACTERISTICS

| | |
|-------------------------------|----------------|
| Number of rooms | 6 |
| Number of bedrooms | 3 |
| Number of bathrooms | 3 |
| Year of construction | 1998 |
| Heating system | Gas |
| Domestic water heating system | Gas |
| Heating installation | Floor, Chimney |
| Construction zone | 5 |

ANNEXES

- Workshop
- Sauna
- Garden Cabana with Jacuzzi
- Garage

DISTANCES

| | |
|-------------------|-------|
| Station | 350 m |
| Public transports | 120 m |
| Nursery school | 160 m |
| Primary school | 160 m |
| Secondary school | 700 m |
| Stores | 446 m |
| Bank | 380 m |
| Hospital | 380 m |
| Restaurants | 270 m |

DISTRIBUTION**Ground floor**

- Living space
- Dining room
- Fitted kitchen

1st floor

- Master bedroom with en suite bathroom
- Additional bedroom

- WC

2nd floor

- Attic: Carnotzet space / Games room / Office

Basements

- Room with en suite bathroom
- Laundry room
- Pantry

Switzerland

Sotheby's

INTERNATIONAL REALTY

NEIGHBOURHOOD

- Villa area
- Green
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Tram stop
- Primary school
- Secondary school
- Sports centre
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Gardenhouse
- Parking
- Carport
- Sauna
- Swimming pool
- Jacuzzi

INSIDE CONVENIENCES

- Garage
- Visitor parking space(s)
- Sauna
- Jacuzzi
- Swimming pool
- Fireplace
- Bright/sunny
- Penthouse
- With character

EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Outdoor lighting

CONDITION

- Good

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price

CHF 2'290'000.-

Availability

To be discussed

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