

# CHÊNE-BOURG



Your privileged address in Chêne-Bourg

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**CHF 2'290'000.-**

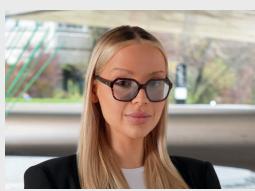


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n° ref. **045046**



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

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

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)



## SITUATION AND DESCRIPTION

Located in Chêne-Bourg, this detached villa offers almost **200 m<sup>2</sup>** of **usable space** and **450 m<sup>2</sup>** 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 <sup>2</sup>
Useful surface	~ 200 m <sup>2</sup>

## CARACTERISTICS

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

## 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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