

# VERNIER



Completely renovated villa - Superb opportunity!

**CHF 2'390'000.-**



9



4



240 m<sup>2</sup>

n° ref. **036462**



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Switzerland

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## SITUATION AND DESCRIPTION

Located on the outskirts of Geneva city centre, in the commune of Vernier, within easy reach of the international airport, public transport, shops and schools, this property is built on a superb plot of over 1,090 m<sup>2</sup>, planted with trees and landscaped.

Perfectly maintained and boasting plenty of natural light, this detached house offers 240 m<sup>2</sup> of living space and an elegant interior with spacious living areas and high ceilings.

It has two above-ground levels and a basement.

The living area features two magnificent lounges, one with a fireplace, a dining room and a beautifully fitted kitchen.

The sleeping area has 4 bedrooms and 3 shower rooms.

The attic has been fully converted into a bedroom, a vast lounge and a large shower room with Italian-style shower, bath and double washbasin.

The basement features a sports room, a laundry room, a boiler room, a PC shelter and a cellar, offering optimum functionality.

The beautiful, unoverlooked garden with its trees guarantees complete privacy and boasts a lovely terrace and swimming pool.

Two indoor parking spaces and visitor parking spaces add to the appeal of this property.

A must-see!

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**SURFACES**

Living area	240 m <sup>2</sup>
Surface of parcel	1090 m <sup>2</sup>
Useful surface	430 m <sup>2</sup>

**CHARACTERISTICS**

Number of flats	1
Number of floors above ground	2
Number of rooms	9
Number of bedrooms	4
Number of bathrooms	5
Number of terraces	1
Year of construction	1970
Year of restoration	2023
Heating system	Air to water heat pump
Heating installation	Radiator
Second home	Non authorized
Basements	1

**ANNEXES**

- Visitor parking spaces
- 2 indoor parking spaces

**DISTANCES**

Public transports	350 m
Primary school	1000 m
Stores	450 m
Post office	800 m
Bank	800 m
Restaurants	650 m
Park / Green space	1000 m

**DISTRIBUTION****Ground floor**

- An entrance hall with storage space
- Two living rooms, one with fireplace
- A dining room
- A kitchen
- A master suite with bathroom and dressing room
- A bathroom
- A bedroom
- An office
- A guest WC

**1st floor**

- A large games room
- A bedroom with en-suite bathroom

**Basements**

- A utility room
- A laundry room
- A PC shelter
- A cellar
- A guest toilet





## LOCATION

The villa enjoys a privileged location close to all amenities

- A large terrace
- A beautifully wooded garden

## MUNICIPALITY

Located at the gateway to Geneva, the commune of Vernier offers a privileged living environment, combining immediate proximity to the international airport, public transport, shops and schools with a peaceful setting. Known for its economic dynamism and cultural diversity, Vernier is an attractive choice for those seeking a cosmopolitan community offering a perfect balance between urbanity and tranquility

## OUTSIDE CONVENIENCES

- A beautiful swimming pool



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## NEIGHBOURHOOD

- Villa area
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Sports centre
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Parking
- Garage
- Swimming pool

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- CP-Shelter
- Recreationroom
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Connections for washing tower
- Bath

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Very good

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Nice view
- Clear
- Garden

## STYLE

- Classic

## FINANCIAL DATA

**Price**

**CHF 2'390'000.-**

**Availability**

To be discussed

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