

# GENÈVE

**EXCEPTIONAL**



Exceptional private hotel in the heart of the  
city

## Price upon request



21



5



~750 m<sup>2</sup>

n° ref. **20591**



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## SITUATION AND DESCRIPTION

In the very popular district of the Russian Church, this magnificent mansion enjoys all the pleasures that the city of Geneva can offer. It is located just a stone's throw from the most famous places. The place is ideal for epicureans.

This elegant 14th century mansion is a listed building. This beautiful building combines two functions: offices and apartments.

This unique property has a living space of 750 m<sup>2</sup>, distributed over 3 floors plus a basement. Currently, it consists of two business offices on the first floor and 1st floor and two apartments on the upper floors.

The first apartment on the 2nd floor consists of an entrance hall, a living room, a closed kitchen, a dining room, a bedroom with en-suite shower room, an additional bathroom, as well as a room used as an office.

The second apartment on the 3rd floor consists of a living room, an open kitchen, 3 bedrooms, one of which has an adjoining shower room, and a second shower room.

The basement offers a conference room, 3 cellars, a vault, a technical room and a service room including an alarm station.

**SURFACES**

Living area	~ 750 m <sup>2</sup>
Surface of parcel	~ 234 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	21
Number of bedrooms	5
Number of bathrooms	7
Year of construction	1600
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator

**DISTANCES**

Station	1635 m
Public transports	50 m
Post office	265 m

**DISTRIBUTION****Upper ground floor**

- An entrance hall
- A reception
- 5 offices
- A kitchen area
- Toilets

**1st floor**

- An entrance hall
- 4 offices
- A kitchen area
- A bathroom with toilets
- Toilets
- A balcony

**2nd floor**

- A hall
- A living room
- A dining room
- An equipped kitchen
- A library

- A bedroom with shower room
- A bathroom

**3rd floor**

- A hall
- A living room
- An open kitchen
- One bedroom with shower room
- Two bedrooms
- A shower room

**Basements**

- A conference room
- A vault
- An alarm station
- A boiler room
- Three cellars

## NEIGHBOURHOOD

- City centre
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop

## INSIDE CONVENIENCES

- Guests lavatory
- Cellar
- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal

## STYLE

- Classic

## FINANCIAL DATA

**Price**

**Availability**

**Price upon request**

To be discussed

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