

BERNEX



Charming village house in Bernex

CHF 1'895'000.-

Price of parking place(s) in addition



6



4



160 m²

n° ref. **043409**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In a quiet, leafy setting, this semi-detached house built in 2008 offers a functional, comfortable living environment. Located in the Bernex-Lully district, it benefits from a convenient location, close to amenities and the motorway link to the city center in around twenty minutes.

With 160 m² of living space (215 m² of usable floor space), the house boasts spacious, bright, south-east-facing rooms, as well as high-quality finishes. Two outdoor spaces complete the ensemble: a terrace overlooking an enclosed garden and a 20 m² balcony accessible from two bedrooms. Regularly well-maintained, the house features good-quality fittings, with well-integrated storage and a layout designed for efficient daily use.

It has four bright bedrooms, including a master suite occupying the entire top floor, recently modernized with a glass partition, en-suite bathroom and bespoke storage. Two large basement parking spaces, with direct access to the lower level of the house, complete this property. A bicycle shed is also available.

SURFACES

Living area	160 m ²
Surface of parcel	146 m ²
Total surface	215 m ²
Volume	642 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of balcony	1
Gross living area	215 m ²
Year of construction	2008
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor, Chimney
Service costs	CHF 460.-/month
Inside parking place/s	2 not included
Total nb. of parkings	2 not included

DISTANCES

Public transports	97 m
Nursery school	320 m
Primary school	530 m
Stores	650 m
Post office	1124 m
Bank	1167 m
Hospital	1224 m
Restaurants	150 m

DISTRIBUTION**Ground floor**

- Large living space: Dining room / Living room
- Open kitchen
- Contemporary fireplace
- Visitors' WC

1st floor

- 3 bedrooms, 2 with shared balcony

- Bathroom

2nd floor

- Parent suite in attic
- Bathroom with tub

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INTERNATIONAL REALTY

NEIGHBOURHOOD

- Village
- Villa area
- Park
- Green
- Mountains
- Lake
- River
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Tram stop
- Nursery
- Preschool
- Secondary school
- Sports centre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Garage
- Visitor parking space(s)
- Open kitchen
- Guests lavatory

- Cellar
- Bicycle storage
- Workshop
- Home cinema
- Recreationroom
- Built-in closet
- Fireplace
- Bright/sunny
- Penthouse
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Shower
- Bath
- Outdoor lighting

CONDITION

- Very good

ORIENTATION

- South
- East

EXPOSURE

- Optimal

VIEW

- Clear
- Garden

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'895'000.-

Availability

To be discussed

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