



RARE IN CHAMPEL: APARTMENT AND STUDIO IN ATTIC WITH TWO TERRACES

Champel | 1206 Genève | Reference : ACTECE191

CHF 2,400,000.-



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RARE IN CHAMPEL: APARTMENT AND STUDIO IN ATTIC WITH TWO TERRACES

CH-1206 Genève | Champel | **CHF 2,400,000.-**



Located in the highly sought-after Champel district, close to all amenities, public transport, schools and just a few steps from the CEVA train station, these two properties offer a privileged location, plenty of natural light and unique potential.

This property consists of a through-apartment and a studio in the attic, with the possibility of combining them to create an even larger living space that can be adapted to your needs.

You will enjoy an ideal exposure, with a magnificent 50 m² south-east facing terrace and a 19 m² south-west facing balcony, ensuring optimal sunshine from morning to evening.

The apartment comprises:

- A large entrance hall
- A fully fitted and equipped closed kitchen
- A spacious living room with direct access to the terrace
- A guest WC
- A large bedroom with access to the balcony, dressing room and en-suite bathroom

The adjoining studio includes:

- An equipped kitchenette
- A bathroom
- Direct access to the large terrace

CHARACTERISTICS

Reference: **ACTECE191**

Type: **Attic flat**

Availability: **To agree**

Rooms: **5**

Bedrooms: **2**

Bathrooms: **3**

Location floor: **8th floor**

Living area: **136 m²**

Surface PPE: **136 m²**

Weighted Surface: **170 m²**

Year of construction: **1976**

Heating installation: **Radiator**



A cellar and a closed garage complete this rare property on the market.

CONTACT FOR VISITING

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CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Heating installation	Radiator
Type	Attic flat	Condition of the property	Good
Reference	ACTECE191	Living area	136 m²
Rooms	5	Weighted Surface	170 m²
Bedrooms	2	Surface PPE	136 m²
Bathrooms	3	PPE charges	CHF 700.-/month
Location floor	8th floor	Exterior parking	1 included CHF 80,000.-
Year of construction	1976		

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Park
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Primary school
- Secondary school
- International schools
- Museum
- Hospital / Clinic
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Public parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Box
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Shower
- Bath
- Interphone
- Electric garage door



CONDITION

- Good
- To be refurbished

ORIENTATION

- North
- East
- West
- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Far view
- Panoramic
- Clear
- Unobstructed



PICTURE(S)

