



BEAUTIFUL 5-ROOM APARTMENT WITH BALCONY IN PETIT-SACONNEX

Au lieu dit Le Bouchet | 1209 Genève | Reference : ACTECE204

CHF 1,750,000.-



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BEAUTIFUL 5-ROOM APARTMENT WITH BALCONY IN PETIT-SACONNEX

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Located on the 2nd floor of a residential building, this through apartment offers a prime location, just steps away from schools, international organizations, shops, and public transportation. Its immediate proximity to Geneva-Cointrin International Airport and access to the A1 highway towards Lausanne and France make it an ideal choice.

The apartment consists of a large entrance hall, a bright living room with access to a southwest-facing balcony, a fully equipped and arranged kitchen, three comfortable bedrooms, two bathrooms, and a guest toilet. A cellar completes this property for optimal storage space.

This property represents a unique opportunity for a buyer looking to create a custom interior. Having been uninhabited for several years, it requires a complete refresh and modernization (kitchen, bathrooms, flooring, etc.). This is the ideal opportunity to transform this space according to your own tastes and needs, while benefiting from an excellent energy rating that meets the requirements of the Geneva Canton Energy Office.

In addition, enjoy an exceptional setting with a wooded park and a children's play area, providing a true haven of serenity in the heart of everyday life.

For your information, some interior photos of the apartment have been digitally enhanced and re-staged to showcase the property's potential.

CHARACTERISTICS

Reference: **ACTECE204**

Type: **Condominium apartment**

Availability: **To agree**

Rooms: **5**

Bedrooms: **3**

Bathrooms: **3**

Location floor: **2nd floor**

Living area: **151 m²**

Surface PPE: **151 m²**

Useful surface: **159 m²**

Year of construction: **1974**

**CONTACT FOR VISITING**

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CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Year of construction	1974
Type	Condominium apartment	Condition of the property	To restore
Reference	ACTECE204	Living area	151 m²
Rooms	5	Surface PPE	151 m²
Bedrooms	3	Useful surface	159 m²
Bathrooms	3	Loggia surface	16 m²
Location floor	2nd floor	PPE charges	CHF 732.-/month incl. renovation fund

CONVENIENCES

NEIGHBOURHOOD

- Park
- Green
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Primary school
- Secondary school
- International schools

OUTSIDE CONVENIENCES

- Garden in co-ownership
- Loggia

INSIDE CONVENIENCES

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

EQUIPMENT

- Shower
- Bath

CONDITION

- To be refurbished



ORIENTATION

- South
- West

EXPOSURE

- Good
- All day

VIEW

- Clear
- Far view

MISCELLANEOUS

- With full-time caretaker job

PICTURE(S)











