



BEAUTIFUL 183 M2 APARTMENT WITH TWO LOGGIAS IN CHAMPEL

Champel | 1206 Genève | Reference : ACTECE193.1

CHF 2,750,000.-

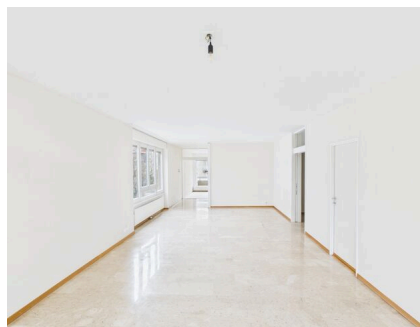


TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	5
Big pictures	7

BEAUTIFUL 183 M2 APARTMENT WITH TWO LOGGIAS IN CHAMPEL

CH-1206 Genève | Champel | **CHF 2,750,000.-**



Located in the heart of the highly sought-after Champel district, in a prestigious building, this superb 7-room corner apartment of 183 m² GFA is a real gem, with its generous volumes, its brightness and its privileged location. It is very close to all amenities, public transport, 5 minutes on foot from Bertrand Park and only 2 minutes from the Champel CEVA train station.

Thanks to its current typology, this property still offers the possibility of creating a fourth bedroom, as originally planned. Fully habitable as it is, the apartment could however be subject to modernization works in order to be fitted out according to your tastes and desires.

The apartment has two independent entrances, offering great flexibility of use.

Through the main entrance, you will discover a large hall leading to a superb living room of about 60 m², combining a living room and a dining room, with access to a first loggia. This space is extended by a living room of about 15 m², currently open, but which could easily become a fourth bedroom.

The night area consists of a corridor with many built-in storage units, two bedrooms, one of which has an en-suite bathroom, as well as a second bathroom. The bedrooms have large wall cupboards, and one of them has direct access to a 11 m² loggia, ideal for enjoying the outdoors in complete peace and quiet.

The service entrance leads to a second corridor with storage units, an additional bedroom with en-suite bathroom, a closed and fully equipped kitchen, giving

CHARACTERISTICS

Reference: **ACTECE193.1**

Type: **Condominium apartment**

Availability: **To agree**

Rooms: **7**

Bedrooms: **4**

Bathrooms: **4**

Location floor: **3rd floor**

Living area: **183 m²**

Surface PPE: **183 m²**

Useful surface: **193 m²**

Year of construction: **1971**

Parking spaces: **Yes, obligatory**

Heating type: **Fuel oil**

Heating installation: **Radiator**



access to a 9 m2 loggia.

A cellar and an indoor parking space complete this rare property on the market.

CONTACT FOR VISITING

Mr. Enrico Cesaretto

E-mail : enrico.cesaretto@actimmo-ge.ch

Mobile : +41 79 347 08 54



CHARACTERISTICS

CH-1206 Genève | Champel | **CHF 2,750,000.-**

CHARACTERISTICS

Availability	To agree	Heating type	Fuel oil
Type	Condominium apartment	Heating installation	Radiator
Reference	ACTECE193.1	Condition of the property	Good
Rooms	7	Living area	183 m²
Bedrooms	4	Surface PPE	183 m²
Bathrooms	4	Useful surface	193 m²
Number of toilets	4	Loggia surface	20 m²
Location floor	3rd floor	Parking spaces	Yes, obligatory
Year of construction	1971	Interior parking	1 included CHF 60,000.-
Balconies	2		

CONVENIENCES

NEIGHBOURHOOD

- Park
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Preschool
- Primary school
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Loggia
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Double glazing
- With front and rear view
- Underground car park
- Bright/sunny

EQUIPMENT

- Code door
- Videophone
- Caretaker



- Electric garage door

- Safe

CONDITION

- Good

- To be refurbished

EXPOSURE

- Good

- All day

VIEW

- Clear

- Park

INTERIOR VIEW



PICTURE(S)



Image de synthèse





Image de synthèse



Image de synthèse



Image de synthèse



Image de synthèse



Image de synthèse



Image de synthèse





Image de synthèse

PLAN

