



BEAUTIFUL 4-ROOM APARTMENT WITH PANORAMIC VIEW CURRENTLY RENTED

1232 Confignon | Reference : ACTECE177.1

CHF 1,400,000.-



TABLE OF CONTENTS

Description page	3
Detailed characteristics and conveniences	4
Big pictures	6

BEAUTIFUL 4-ROOM APARTMENT WITH PANORAMIC VIEW CURRENTLY RENTED

CH-1232 Confignon | **CHF 1,400,000.-**



Located in the heart of the Geneva countryside, in the charming village of Confignon, this spacious 4-room apartment is situated in a quiet residential building, close to the village amenities and the access roads to France and Lausanne.

Key features: a 18 m² loggia facing south, a breathtaking view of the Vuache, Salève and Voirons mountains and a glimpse of the Alps.

The apartment comprises an entrance hall, a spacious and bright living room, a fully equipped kitchen, two large bedrooms with storage space, a bathroom with toilet, and a shower room.

The property also includes a cellar and a covered parking space.

Currently rented (CHF 3,200 + CHF 200 charges + CHF 180 parking fee) until 31 March 2028, this apartment represents a good investment opportunity.

CONTACT FOR VISITING

Mr. Enrico Cesaretto
E-mail : enrico.cesaretto@actimmo-ge.ch
Mobile : +41 79 347 08 54

CHARACTERISTICS

Reference: **ACTECE177.1**

Type: **Condominium apartment**

Availability: **To agree**

Rooms: **4**

Bedrooms: **2**

Bathrooms: **2**

Location floor: **1st floor**

Living area: **110 m²**

Surface PPE: **110 m²**

Weighted Surface: **119 m²**

Year of construction: **1975**

Latest renovations: **2020**

Parking spaces: **Yes, obligatory**



CHARACTERISTICS

CH-1232 Confignon | **CHF 1,400,000.-**

CHARACTERISTICS

Availability	To agree	Latest renovations	2020
Type	Condominium apartment	Condition of the property	Very good
Reference	ACTECE177.1	Living area	110 m²
Rooms	4	Weighted Surface	119 m²
Bedrooms	2	Surface PPE	110 m²
Bathrooms	2	Loggia surface	17.5 m²
Location floor	1st floor	PPE charges	CHF 645.-/month
Year of construction	1975	Parking spaces	Yes, obligatory

CONVENIENCES

NEIGHBOURHOOD

- Green
- Vineyard
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Horse riding area
- Tennis centre
- Bike trail

OUTSIDE CONVENIENCES

- Garden in co-ownership
- Bench
- Loggia
- Covered parking space(s)
- Visitor parking space(s)

INSIDE CONVENIENCES

- Without elevator
- Double glazing
- With front and rear view

EQUIPMENT

- Laundry
- Connections for washing tower

CONDITION

- Very good



ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Far view
- Unobstructed
- Rural
- Stream
- Park
- Fields

MISCELLANEOUS

- With full-time caretaker job

PICTURE(S)









