



LUMINOUS DUPLEX WITH PRIVATE GARDEN

Square Clair-Matin | 1213 Petit-Lancy | Reference : ACTBDO197.1

CHF 1,250,000.-



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LUMINOUS DUPLEX WITH PRIVATE GARDEN

CH-1213 Petit-Lancy | Square Clair-Matin | **CHF 1,250,000.-**



Rare on the left bank, this 91 m² duplex combines calm and immediate proximity to Geneva. Located in a perfectly maintained 1995 building, it offers a unique living environment facing east, bathed in sunlight until early afternoon.

The main living space is located on the garden level with a living room opening onto a terrace and a private garden of 71 m². Thanks to the absence of load-bearing walls, the layout is entirely modular and can be adapted to your needs. The upper floor has two bedrooms and a shower room.

In short:

Outside: 71 m² of private garden and terrace in the park.
Layout: 4 modular rooms, semi-open kitchen.
Amenities: Box, cellar, lift, laundry room and concierge.

An exceptional opportunity to enjoy a private outdoor space just minutes from the city center.

CHARACTERISTICS

Reference: **ACTBDO197.1**

Type: **Duplex/two-level**

Availability: **To agree**

Rooms: **4**

Bedrooms: **2**

Bathrooms: **2**

Location floor: **Garden floor**

Surface PPE: **91 m²**

Weighted Surface: **109 m²**

Surface ground floor: **91 m²**

Year of construction: **1995**

Latest renovations: **2022**

Parking spaces: **Yes, obligatory**

Heating type: **Gas**

Heating installation: **Radiator**



CONTACT FOR VISITING

Mr. Enrico Cesaretto





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

Mobile : +41 79 347 08 54

LOCATION

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Public transports	323 m	6 min.	6 min.	3 min.
Primary school	412 m	8 min.	8 min.	3 min.
Stores	385 m	9 min.	9 min.	4 min.
Restaurants	182 m	4 min.	4 min.	3 min.



CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Heating installation	Radiator
Type	Duplex/two-level	Condition of the property	Very good
Reference	ACTBDO197.1	Standing	Standard
Rooms	4	Weighted Surface	109 m²
Bedrooms	2	Surface PPE	91 m²
Bathrooms	2	Surface ground floor	91 m²
Number of toilets	2	Garden surface	71 m²
Location floor	Garden floor	PPE charges	CHF 530.-/month
Year of construction	1995	Parking spaces	Yes, obligatory
Latest renovations	2022	Interior parking	1 included CHF 75,000.-
Heating type	Gas		

CONVENIENCES

NEIGHBOURHOOD

- Park
- Green
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Tram stop
- Highway entrance/exit

OUTSIDE CONVENIENCES

- Exclusive use of garden
- Box

INSIDE CONVENIENCES

- Box
- Open kitchen
- Guests lavatory
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Washing machine
- Shower



FLOOR

- Tiles

CONDITION

- Very good

ORIENTATION

- East

EXPOSURE

- Favourable - Morning

STYLE

- Modern

INTERIOR VIEW







EXTERIOR VIEW



