



## **PRETTY FOUR-BEDROOM HOUSE IN PLAN- LES-OUATES**

| 1228 Plan-les-Ouates | Reference : ACTSRO190.1

**CHF 1,750,000.-**



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# PRETTY FOUR-BEDROOM HOUSE IN PLAN-LES-OUATES

CH-1228 Plan-les-Ouates | | CHF 1,750,000.-



In a villa area and close to all amenities, we are pleased to present this house with a good-sized garden and a very interesting volume.

Its location is particularly appealing. It combines quick and easy access to both motorways and public transport with the ability to be surrounded by fields and greenery in just a few minutes. Schools and shops are also all within walking distance.

Built in 1975, this house has no visible structural defects or signs of dampness but will nevertheless require some renovation work. The living areas are all on one level, with a large living-dining room with a cozy fireplace, a fully equipped kitchen, two generously sized bedrooms, a master bedroom with a balcony and en-suite bathroom and WC, plus a shower room and WC. Access to the terrace and garden is via the living room and kitchen. A fourth bedroom is located in the above-ground part of the lower floor. On this same semi-underground floor there is also a large laundry room, a multipurpose room, a heating room and a PC shelter that can be used as a cellar and pantry.

A large garden, ready to be replanted, surrounds the house on three sides, and a terrace invites you to relax.

A double garage with an automatic door and several outdoor parking spaces complete this property.

Contact us today to arrange a viewing!

## CHARACTERISTICS

Reference: **ACTSRO190.1**

Type: **Semi-detached house joined by garages**

Availability: **To agree**

Rooms: **6**

Bedrooms: **4**

Bathrooms: **2**

Living area: **140 m<sup>2</sup>**

Useful surface: **230 m<sup>2</sup>**

Ground surface: **634 m<sup>2</sup>**

Year of construction: **1975**



**CONTACT FOR VISITING**

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## CHARACTERISTICS

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### CHARACTERISTICS

Availability	<b>To agree</b>	Year of construction	<b>1975</b>
Type	<b>Semi-detached house joined by garages</b>	Standing	<b>Standard</b>
Reference	<b>ACTSRO190.1</b>	Living area	<b>140 m<sup>2</sup></b>
Rooms	<b>6</b>	Ground surface	<b>634 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Useful surface	<b>230 m<sup>2</sup></b>
Bathrooms	<b>2</b>	Interior parking	<b>2</b>
		Exterior parking	<b>4</b>

### CONVENIENCES

#### NEIGHBOURHOOD

- Villa area
- Shops/Stores
- Bank
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Primary school
- Secondary school

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Garden

#### INSIDE CONVENIENCES

- Box
- CP-Shelter
- Fireplace
- Cellar

PICTURE(S)









