

Apartment - 139 m<sup>2</sup>

PLAN-LES-OUATES

Price: € 1 900 000 \*

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

Ideally located, quiet, in a residential area while being close to shops, schools, nurseries and public transport, this charming sunny 5.5 room apartment (off plan) is located in a small building of only 6 apartments distributed on 3 levels, built in 2010. On the 1st floor of the building, this property has a surface area of 139m<sup>2</sup> to which are added a terrace of 18m<sup>2</sup> and a balcony of 8m<sup>2</sup> offering you a beautiful outdoor space to enjoy the sunny exposure and a very beautiful view of the surrounding fields and the Salève. This modern and luxury apartment has a large living room with solid parquet flooring and fireplace giving access to the terrace, a fully equipped, high-end kitchen, offering a granite worktop, open to the dining area, 2 bedrooms, one with bathroom (jacuzzi bath, Japanese toilet) and ensuite dressing room, a 2nd bathroom and a guest toilet. For total comfort, the apartment has underfloor heating (gas), built-in cupboards, electric blinds and an alarm system. Finally, 2 boxes/parking spaces are included in the basement (22m<sup>2</sup> and 18m<sup>2</sup>) as well as a cellar also in the basement offering additional storage space! Interested in this property? Contact us for a visit or request our documentation for further information.

## LE BIEN EN DETAIL

Reference : EVR100  
Town : PLAN-LES-OUATES  
Living area : 139 m<sup>2</sup>  
Construction : 2010

Number of bedrooms : 2  
Bathroom : 2  
Nbr of terrace : 1  
Terrace area : 18 m<sup>2</sup>  
Number of balcony : 1  
Balcony area : 8 m<sup>2</sup>  
Heating : Floor heating  
Parking : 2



## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year



Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS







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