



CHARMING HOUSE IN BELLEVUE IN A BUCOLIC SETTING

zone | 1293 Bellevue | Reference : KM 2534/1

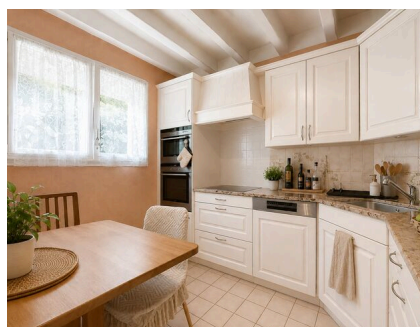
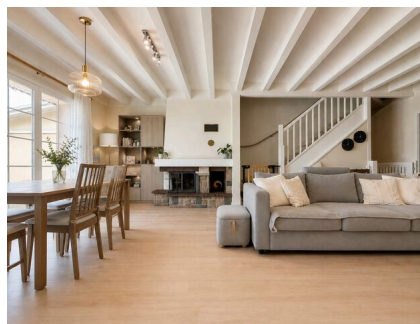
CHF 5,800.-/month

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CHARMING HOUSE IN BELLEVUE IN A BUCOLIC SETTING

CH-1293 Bellevue | zone | **CHF 5,800.-/month**



Agency: Millenium Properties SA
Ref: KM 2534

Located in the highly sought-after commune of Bellevue, within a small, friendly and perfectly maintained condominium, this pretty semi-detached house with garages benefits from a green and peaceful environment while remaining in the immediate vicinity of public transport, with bus lines and the train station accessible in a few minutes.

As soon as you enter, you will be seduced by the warm and family-friendly atmosphere of this property. The ground floor offers a pleasant living room bathed in light, opening onto a functional kitchen, as well as a guest toilet. This living space naturally extends to a beautiful covered terrace and a private garden carefully landscaped, including raspberry, strawberry and currant bushes, as well as herbs such as rosemary. An automatic irrigation system makes it easy to maintain the outdoor spaces.

The garden also has direct access to a large communal wooded area, including an outdoor playground with swings and other equipment for children.

The first floor accommodates two comfortable bedrooms, a family bathroom as well as a beautiful master suite with its own en-suite bathroom.

The converted attic offers an extra space that is particularly versatile and can be used as a bedroom, TV room, playroom, office or leisure space, depending on your needs.

CHARACTERISTICS

Reference: **KM 2534/1**

Type: **House**

Availability: **01.09.2026**

Rooms: **6**

Bedrooms: **3**

Bathrooms: **2**

Latest renovations: **2024**

Heating installation: **Radiator**

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PROPERTIES

The basement, perfectly exploited, includes a laundry room, a technical room, a cellar and a pleasant carnotzet.

Supplementary benefits

- Electric water heating by radiators
- Upstairs radiators replaced in 2024
- Heating control with thermostat and clock (with the possibility of installing remote control by the tenant)
- Roof-mounted solar panels contribute to excellent energy cost control
- Particularly low electricity and heating costs of around **CHF 600.- per year**, water **consumption** of around CHF 700.- per year for a family of five
- Closed garage for one car + two outdoor parking spaces
- Visitor parking available
- Common playground within the condominium

This property is attractive for its bucolic setting, its warm atmosphere, its well-maintained outdoor spaces and its privileged location in Bellevue, offering a perfect balance between nature, comfort and proximity to amenities. A great opportunity for a family looking for a peaceful and friendly place to live on the outskirts of Geneva.

Rent: CHF 5,800

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CHARACTERISTICS

CH-1293 Bellevue | zone | **CHF 5,800.-/month**

CHARACTERISTICS

Availability	01.09.2026	Latest renovations	2024
Type	House	Heating installation	Radiator
Reference	KM 2534/1	Condition of the property	Very good
Rooms	6	Standing	Standard
Bedrooms	3	Interior parking	1
Bathrooms	2	Exterior parking	2

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Park
- Green
- Railway station
- Bus stop
- Child-friendly
- Playground
- Preschool
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Fence
- Parking

INSIDE CONVENIENCES

- Garage
- Guests lavatory
- Cellar
- Carnotzet
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Washing machine
- Dryer
- Shower
- Bath

EXPOSURE

- Favourable

VIEW

- Clear
- Rural
- Garden

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PROPERTIES

- Park

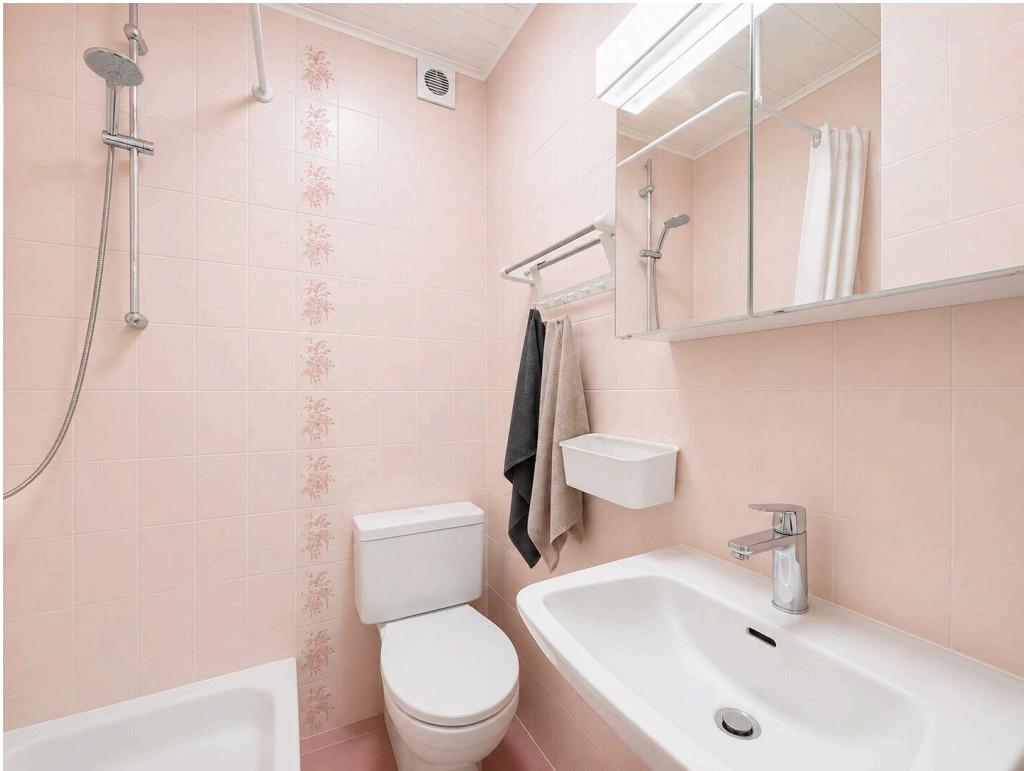
- Fields

PICTURE(S)









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PROPERTIES



