



CHARMING HOUSE IN BELLEVUE IN A BUCOLIC SETTING

zone | 1293 Bellevue | Reference : KM 2534/3

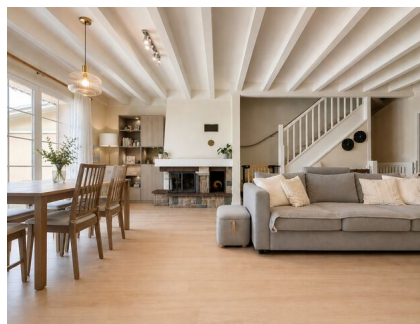
CHF 5,500.-/month

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CHARMING HOUSE IN BELLEVUE IN A BUCOLIC SETTING

CH-1293 Bellevue | zone | **CHF 5,500.-/month**



Agency: Millenium Properties SA
Ref: KM 2534

Located in the highly sought-after Bellevue area, within a small, friendly and well-maintained condominium complex, this charming semi-detached house with attached garage enjoys a green and peaceful environment while still being within immediate proximity to public transport, with bus lines and the train station just a few minutes away.

From the moment you step inside, you'll be charmed by the warm and family-friendly atmosphere of this property. The ground floor features a bright and inviting living room that flows seamlessly into a functional kitchen, as well as a guest toilet. This living space extends naturally onto a beautiful covered terrace and a well-maintained private garden, which includes raspberry bushes, strawberry plants, gooseberry bushes, and aromatic herbs such as rosemary. An automatic watering system makes maintaining the outdoor spaces a breeze.

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

The first floor features two comfortable bedrooms, a family bathroom, and a beautiful master suite with its own private bathroom.

The finished attic provides additional space that is particularly versatile and can be used as a bedroom, TV room, game room, office, or recreational area, depending on your needs.

CHARACTERISTICS

Reference: **KM 2534/3**

Type: **House**

Availability: **Immediate**

Rooms: **6**

Bedrooms: **3**

Bathrooms: **2**

Latest renovations: **2024**

Heating installation: **Radiator**

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PROPERTIES

The basement, which is perfectly utilized, includes a laundry room, a utility room, a cellar, and a pleasant wine cellar.

Additional services

- Electric water heating by radiators
- Radiators on the floor replaced in 2024
- Heating control with thermostat and clock (with the option of installing remote control by the tenant)
- Solar panels on the roof contributing to excellent energy cost control
- Electricity and heating costs are particularly low, at around **CHF 600 per year, and** water **consumption** is around CHF 700 per year for a family of five.
- Closed garage for one car + two outdoor parking spaces
- Visitor spaces available
- Common playground within the condominium complex

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, comfortable living, and proximity to amenities. This is a great opportunity for a family looking for a peaceful and convivial place to live just outside of Geneva.

Rent: CHF 5,500

Contact:

Kari Marill Hernandez
+41 79 572 19 97
km@milleniumproperties.ch

MILLENIUM PROPERTIES
Boulevard du théâtre 5, 1204 Geneva
<https://www.milleniumproperties.ch>
+41 22 342 44 12

CONTACT FOR VISITING

Millenium Properties SA
Mrs. Kari Marill-Hernandez
E-mail : km@milleniumproperties.ch
Mobile : +41 79 572 19 97

CHARACTERISTICS

CH-1293 Bellevue | zone | **CHF 5,500.-/month**

CHARACTERISTICS

Availability	Immediate	Latest renovations	2024
Type	House	Heating installation	Radiator
Reference	KM 2534/3	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

