



BEAUTIFUL RENOVATED DUPLEX IN THE HEART OF GIMEL

Chomaz | 1188 Gimel | Reference : SCH 2552

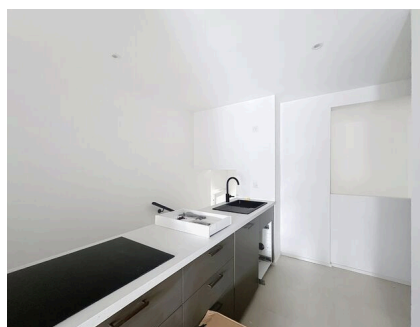
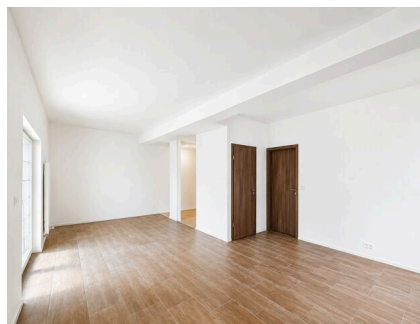
CHF 730,000.-

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BEAUTIFUL RENOVATED DUPLEX IN THE HEART OF GIMEL

CH-1188 Gimel | Chomaz | **CHF 730,000.-**



Agency: Millenium Properties
Ref: SH/SCH 2552

An exceptional property combining charm, modernity and quality of life.

Discover this superb 4.5-room duplex, completely renovated with quality materials and meticulous finishes, ideally located in the heart of the village of Gimel. Its prime location allows you to enjoy all the amenities on foot: school, shops, public transport and services.

Thanks to its strategic location, you can reach Rolle in just 10 minutes by car or 20 minutes by bus (line 840), offering the perfect balance between the tranquility of the countryside and the proximity of urban centers.

With a weighted surface area of 94 m², this apartment impresses with its generous volumes, natural light, and layout designed for everyday comfort.

Disposition:

Lower level

- 2 bedrooms
- An elegant bathroom
- A space dedicated to a washing column

Higher level

CHARACTERISTICS

Reference: **SCH 2552**

Type: **Apartment**

Availability: **Immediate**

Rooms: **4.5**

Bedrooms: **3**

Bathrooms: **2**

Living area: **102 m²**

Parking spaces: **Yes, obligatory**

millenium

PROPERTIES

- A spacious master suite with a private shower room
- A beautiful, fully equipped contemporary kitchen open to a convivial living room
- A visitor's toilet
- A pleasant balcony, a true extension of the living space, ideal for enjoying the nice weather

The assets of this property

- Fully renovated apartment, no work needed
- Modern amenities and quality finishes
- Balcony offering a pleasant outdoor space
- Access to a communal garden
- An outdoor parking space available
- CHF 140,000 renovation fund for the PPE, ensuring a healthy and well-maintained co-ownership

Financial information

Apartment price: CHF 720,000.- + Outdoor parking space: CHF 30,000.-

Total announced price: CHF 750,000.-

Interesting investment

The apartment is currently rented for CHF 2,010 per month, plus CHF 220 in charges, making it an attractive opportunity for both investors and future owners looking to plan their purchase.

An opportunity not to be missed!

Rare on the market, this duplex is attractive for its elegance, modern comfort, and sought-after location. Whether you are looking for your primary residence or a quality investment, this property meets all the criteria for a lasting purchase.

Contact us today to receive the full file or arrange a visit. Let yourself be seduced by this exceptional property in the heart of Gimel.

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CHARACTERISTICS

CH-1188 Gimel | Chomaz | **CHF 730,000.-**

CHARACTERISTICS

Availability	Immediate	Number of toilets	2
Type	Apartment	Condition of the property	New
Reference	SCH 2552	Living area	102 m²
Rooms	4.5	Balcony surface	9 m²
Bedrooms	3	Parking spaces	Yes, obligatory
Bathrooms	2	Exterior parking	1

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Village
- Green
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop

OUTSIDE CONVENIENCES

- Balcony/ies
- Greenery
- Parking

INSIDE CONVENIENCES

- Private bathroom
- Guests lavatory
- Unfurnished
- Double glazing
- Animals allowed

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Fridge
- Freezer
- Dishwasher
- Shower
- Bath

CONDITION

- New

INTERIOR VIEW





