



TOP-FLOOR 3-ROOM APARTMENT WITH PRIVATE YARD

zone | 74160 Collonges-sous-Salève | Reference : KM/SCH 2606

CHF 323,200.-

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PROPERTIES

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TOP-FLOOR 3-ROOM APARTMENT WITH PRIVATE YARD

FR-74160 Collonges-sous-Salève | zone | **CHF 323,200.-**



Agency: Millenium Properties
Ref: KM/SCH 2606

In Collonges-sous-Salève, close to amenities and just a few minutes from Geneva, discover this bright apartment measuring 72 m² (Carrez law), located on the 2nd and top floor of a small, intimate condominium.

The apartment features a cozy living room with a fully equipped open kitchen, two spacious bedrooms, and a functional layout, well-suited for both family life and the daily routine of commuters.

Its additional features are a real asset: a separate private lot of approximately 220 m², a 34 m² enclosed double garage, an outdoor parking space, and a 7 m² private storage unit. The condominium complex also features shared green spaces.

Includes: A kitchen open to the living/dining room, 2 bedrooms, a bathroom, a separate toilet, a locked double garage, a private storage room, and a private lot.

Additional Information

- 3-room apartment – 72 m² (Carrez Law)
- 2nd and top floor, no elevator
- Central heating
- Utilities: €250 per month, including heating, hot water, and cold water

CHARACTERISTICS

Reference: **KM/SCH 2606**

Type: **Apartment**

Availability: **Immediate**

Rooms: **3**

Bedrooms: **2**

Bathroom: **1**

Location floor: **2nd floor**

Living area: **72 m²**

Heating installation: **Radiator**

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PROPERTIES

- Non-adjacent private lot of approximately 220 m²
- Double garage of 34 m², outdoor parking space, and a 7 m² storage unit

Energy efficiency rating: Class G. Estimated annual energy costs for standard use: between €3,232 and €4,372, based on the years 2021, 2022, and 2023, including utility subscriptions.

An apartment on the outskirts of Geneva, combining a convenient location with pleasant outdoor spaces and outbuildings.

Price: 349,000 Euros.

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CHARACTERISTICS

FR-74160 Collonges-sous-Salève | zone | **CHF 323,200.-**

CHARACTERISTICS

Availability	Immediate	Heating installation	Radiator
Type	Apartment	Condition of the property	Good
Reference	KM/SCH 2606	Standing	Standard
Rooms	3	Living area	72 m²
Bedrooms	2	Garden surface	220 m²
Bathroom	1	PPE charges	CHF 231.50/year
Number of toilets	1	Interior parking	2
Location floor	2nd floor	Exterior parking	1

CONVENIENCES

NEIGHBOURHOOD

- Village
- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly

OUTSIDE CONVENIENCES

- Garden
- Exclusive use of garden

EQUIPMENT

- Bath

FLOOR

- Parquet floor

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PROPERTIES

PICTURE(S)



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