



TOWNHOUSE IN THE HEART OF BEAUMONT (FRANCE)

plan | 1257 La Croix-de-Rozon | Reference : SCH- 2285/3

CHF 509,100.-

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TOWNHOUSE IN THE HEART OF BEAUMONT (FRANCE)

CH-1257 La Croix-de-Rozon | plan | **CHF 509,100.-**



Agency: Millenium Properties
Ref: SCH 2285

Ideally located in the heart of the charming village of Beaumont (74160), this house benefits from a quiet environment, without nuisance or neighbors. In the immediate vicinity, you will find all the amenities of the village: shops, schools, services and transport. The village of Beaumont also benefits from a privileged location, just a few minutes from Geneva.

This semi-detached house offers beautiful living spaces for an area of 98 m² (Loi Carrez). It is composed as follows:

Ground floor

- Entrance hall with storage
- Large, very bright living room with large windows opening onto a terrace and a beautiful tree-lined garden
- A room
- A shower room with WC
- A cellar with a hot water tank
- A laundry room with plenty of storage

floor

- Two bedrooms with fitted wardrobes

CHARACTERISTICS

Reference: **SCH- 2285/3**

Type: **Attached house**

Availability: **Immediate**

Rooms: **4**

Bedrooms: **3**

Bathrooms: **2**

Living area: **98 m²**

Ground surface: **206 m²**

Year of construction: **1989**

Parking spaces: **Yes, obligatory**

Heating types: **Electricity, Wood**

Domestic water heating system:
Electricity

Heating installations: **Floor, Chimney**

- A bathroom

Outside

- 15 m² terrace
- Fully fenced garden
- Three exterior parking spaces
- A box with electronic opening, accessible from the inside and equipped with a mezzanine

Equipment

- Inserted fireplace
- Electric awning covering the entire terrace
- Three electric Velux windows with rain sensors
- Access to the residence secured by a barrier with a beep for parking

Ideally located, the house is in the immediate vicinity of amenities accessible on foot (schools, shops, transport...).

The images presented are not contractual: they illustrate the rooms of the property, for which we have proposed a modern furnished layout projection to highlight the potential of the apartment.

Visit without delay!

Sale price: 550,000 € (agency fees included)

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CHARACTERISTICS

CH-1257 La Croix-de-Rozon | plan | **CHF 509,100.-**

CHARACTERISTICS

Availability	Immediate	Domestic water heating system	Electricity
Type	Attached house	Condition of the property	Very good
Reference	SCH- 2285/3	Standing	Standard
Rooms	4	Living area	98 m²
Bedrooms	3	Ground surface	206 m²
Bathrooms	2	Terrace surface	15 m²
Number of toilets	2	PPE charges	CHF 52.76/month
Year of construction	1989	Parking spaces	Yes, obligatory
Heating types	Electricity, Wood	Interior parking	1
Heating installations	Floor, Chimney	Exterior parking	3

CONVENIENCES

NEIGHBOURHOOD

- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Storeroom
- Parking
- Box

INSIDE CONVENIENCES

- Wheelchair-friendly
- Box
- Open kitchen
- Unfurnished
- Fireplace
- Double glazing

EQUIPMENT

- Fitted kitchen
- Furnished kitchen

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PROPERTIES

INTERIOR VIEW



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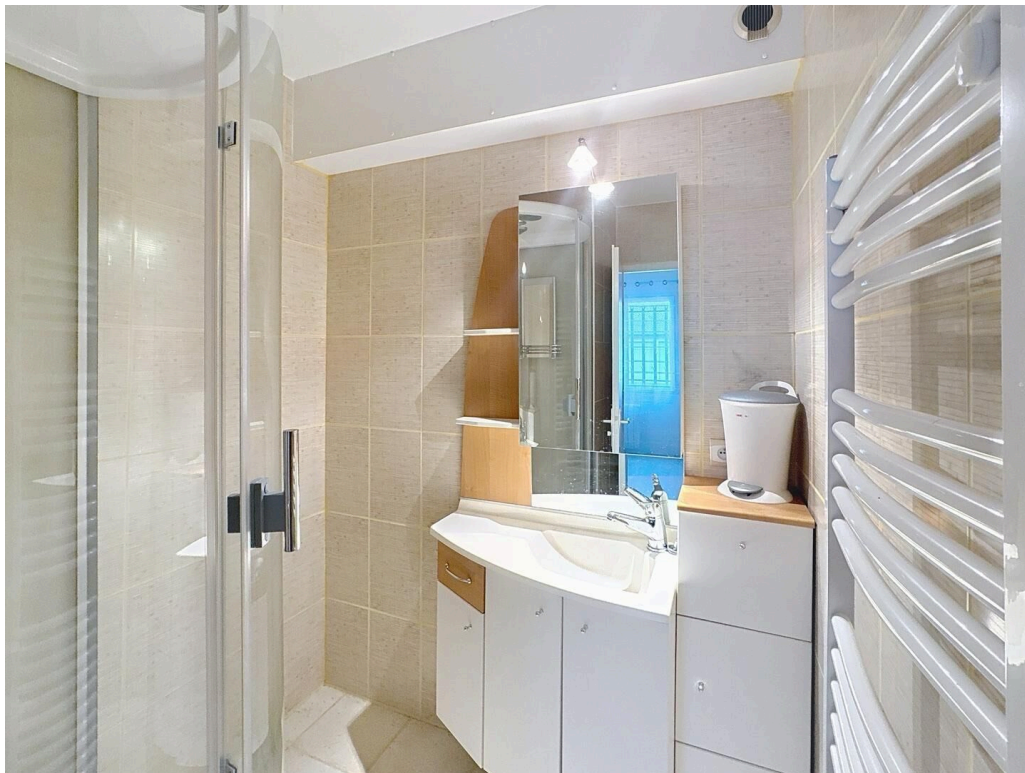
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