



## **TERRACED HOUSE IN THE HEART OF BEAUMONT (20 MIN FROM GENEVA)**

plan | 74160 Beaumont | Reference : SCH- 2285/3

**CHF 585,000.-**

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## TERRACED HOUSE IN THE HEART OF BEAUMONT (20 MIN FROM GENEVA)

FR-74160 Beaumont | plan | **CHF 585,000.-**



Agency : Millenium Properties  
Ref : SCH 2285

Ideally located in the heart of the charming village of Beaumont (74160), this house enjoys a quiet environment, with no noise or neighbours. Just a short distance away, you will find all the village amenities: shops, schools, services and transport. The village of Beaumont also enjoys a privileged location, just a few minutes from Geneva.

This semi-detached house offers beautiful living spaces for a surface area of 98 m<sup>2</sup> (Loi Carrez). It is composed as follows:

### Ground floor

- Entrance hall with storage space
- Very bright living room with large windows opening onto a terrace and a beautiful tree-lined garden
- One bedroom
- Shower room with WC
- Cellar with hot water tank
- Laundry room with plenty of storage space

### Upper floor

- Two bedrooms with built-in wardrobes

### CHARACTERISTICS

Reference: **SCH- 2285/3**

Type: **Attached house**

Availability: **Immediate**

Rooms: **4**

Bedrooms: **3**

Bathrooms: **2**

Living area: **98 m<sup>2</sup>**

Ground surface: **206 m<sup>2</sup>**

Year of construction: **1989**

Parking spaces: **Yes, obligatory**

Heating types: **Electricity, Wood**

Domestic water heating system:  
**Electricity**

Heating installations: **Floor, Chimney**

- Bathroom

## Outdoors

- 15 m<sup>2</sup> terrace
- Completely fenced garden
- Three outdoor parking spaces
- A box with electronic opening, accessible from the inside and with a mezzanine

## Equipment

- Insert fireplace
- Electric awning covering the entire terrace
- Three electric Velux windows with rain sensors
- Access to the residence secured by a barrier with a car park alarm

Ideally located, the house is close to all amenities within walking distance (schools, shops, transport, etc.).

**To visit without delay!**

**Sale price: 585,000 € (including agency fees)**

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## CHARACTERISTICS

FR-74160 Beaumont | plan | **CHF 585,000.-**

### CHARACTERISTICS

Availability	<b>Immediate</b>	Domestic water heating system	<b>Electricity</b>
Type	<b>Attached house</b>	Condition of the property	<b>Very good</b>
Reference	<b>SCH- 2285/3</b>	Standing	<b>Standard</b>
Rooms	<b>4</b>	Living area	<b>98 m<sup>2</sup></b>
Bedrooms	<b>3</b>	Ground surface	<b>206 m<sup>2</sup></b>
Bathrooms	<b>2</b>	Terrace surface	<b>15 m<sup>2</sup></b>
Number of toilets	<b>2</b>	PPE charges	<b>CHF 57.-/month</b>
Year of construction	<b>1989</b>	Parking spaces	<b>Yes, obligatory</b>
Heating types	<b>Electricity, Wood</b>	Interior parking	<b>1</b>
Heating installations	<b>Floor, Chimney</b>	Exterior parking	<b>3</b>

### 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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## INTERIOR VIEW



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