



## **BEAUTIFUL SEMI-DETACHED HOUSE IN COLLONGES SOUS SALÈVE (20 MIN FROM GENEVA)**

plan | 74160 Collonges-sous-Salève | Reference : SCH 2444

**CHF 507,100.-**

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## BEAUTIFUL SEMI-DETACHED HOUSE IN COLLONGES SOUS SALÈVE (20 MIN FROM GENEVA)

FR-74160 Collonges-sous-Salève | plan | **CHF 507,100.-**

Agency: Millenium Properties  
Ref: SCH 2444

Located in a peaceful setting in Collonges-sous-Salève (74160), this semi-detached house benefits from a pleasant environment, sheltered from noise and prying eyes, while remaining close to all amenities.

You will enjoy quick access to shops, schools, transportation and everyday services, as well as a convenient proximity to Geneva.

With a living area of approximately 90 m<sup>2</sup> (Loi Carrez), this house offers a functional distribution and bright living spaces, organized as follows:

### On the ground floor:

- An entrance hall
- A spacious and light-filled living area opening onto a terrace and a tree-lined garden
- A room
- A shower room with WC
- A cellar
- A laundry room with storage

### Upstairs:

### CHARACTERISTICS

Reference: **SCH 2444**

Type: **Attached house**

Availability: **Immediate**

Rooms: **4**

Bedrooms: **3**

Bathrooms: **2**

Living area: **90 m<sup>2</sup>**

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

Parking spaces: **Yes, obligatory**

Domestic water heating system:

**Electricity**

Heating installations: **Floor, Chimney**

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PROPERTIES

- Two bedrooms with built-in wardrobes
- A bathroom

The property has a terrace of about 18 m<sup>2</sup>, ideal for enjoying the beautiful days, a fully enclosed garden as well as outdoor parking spaces

This house combines comfort, practicality and ideal location, just a few steps from amenities.

**An opportunity to discover quickly!**

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

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## CHARACTERISTICS

FR-74160 Collonges-sous-Salève | plan | **CHF 507,100.-**

### CHARACTERISTICS

Availability	<b>Immediate</b>	Condition of the property	<b>Very good</b>
Type	<b>Attached house</b>	Standing	<b>Standard</b>
Reference	<b>SCH 2444</b>	Living area	<b>90 m<sup>2</sup></b>
Rooms	<b>4</b>	Ground surface	<b>206 m<sup>2</sup></b>
Bedrooms	<b>3</b>	Terrace surface	<b>18 m<sup>2</sup></b>
Bathrooms	<b>2</b>	PPE charges	<b>CHF 55.32/month</b>
Number of toilets	<b>2</b>	Parking spaces	<b>Yes, obligatory</b>
Heating installations	<b>Floor, Chimney</b>	Exterior parking	<b>3</b>
Domestic water heating system	<b>Electricity</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

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

#### OUTSIDE CONVENIENCES

- Terrace/s
- Storeroom
- Parking
- Garden

#### INSIDE CONVENIENCES

- Box
- Fireplace
- Double glazing
- Unfurnished

#### EQUIPMENT

- Fitted kitchen

#### EXPOSURE

- Favourable