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PROPERTIES



CHARMING HOUSE WITH A GARDEN AND A VIEW OF LAKE GENEVA

ZONE | 1246 Corsier GE | Reference : SH/IH/ 2956

CHF 2,290,000.-

Millenium Properties SA - Boulevard du Théâtre 5 - 1204 Genève
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CHARMING HOUSE WITH A GARDEN AND A VIEW OF LAKE GENEVA

CH-1246 Corsier GE | ZONE | **CHF 2,290,000.-**







Agency: Millenium Properties
Ref: SH/IH 2956

Located in the highly sought-after town of Corsier, on Geneva's left bank, this charming house enjoys a peaceful and lush residential setting, close to the lake, shops, and amenities.

Built in 1988 on a lot of 260 m², it offers approximately 140 m² of living space, spread over two levels, as well as two terraces and a private garden.

Layout:

Upper ground floor:

This level features a bright living room with a fireplace, a dining room opening onto a pleasant terrace with a view of Lake Geneva, as well as a functional kitchen with dual access.
A bedroom with an en suite shower room and a guest restroom complete this floor.

Lower Level – Sleeping Area

The sleeping area includes a master bedroom with an en suite bathroom, two additional bedrooms, and a second bathroom.
This level opens directly onto the private garden and its terrace, offering an

CHARACTERISTICS

Reference: **SH/IH/ 2956**
Type: **House**
Availability: **Immediate**
Rooms: **6**
Bedrooms: **4**
Bathrooms: **3**
Living area: **140 m²**
Ground surface: **260 m²**
Year of construction: **1988**
Heating type: **Gas**
Heating installation: **Floor**

intimate and lush outdoor space. An outdoor staircase connects the two terraces.

A laundry room and a boiler room complete the spaces.

Parking
A closed garage with direct access to the house, as well as an outdoor parking space.

A privileged living environment

With its four bedrooms, cozy living spaces, and outdoor areas, this property offers an ideal living environment for a family seeking peace and privacy, just minutes from Lake Geneva and close to Geneva.

Asking price: CHF 2,290,000.–

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CHARACTERISTICS

CH-1246 Corsier GE | ZONE | **CHF 2,290,000.-**

CHARACTERISTICS

Availability	**Immediate**	Heating type	**Gas**
Type	**House**	Heating installation	**Floor**
Reference	**SH/IH/ 2956**	Condition of the property	**Good**
Rooms	**6**	Living area	**140 m²**
Bedrooms	**4**	Ground surface	**260 m²**
Bathrooms	**3**	Interior parking	**1**
Year of construction	**1988**	Exterior parking	**1**

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Near a golf course
- Tennis centre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Parking
- Garage
- Barbecue
- Roof insulation

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Storeroom
- Furnished
- Partially furnished
- Unfurnished
- Built-in closet
- Heating Access
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

VIEW

- Nice view
- Clear
- Lake
- Garden
- Mountains
- Alps
- Jura

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PICTURE(S)



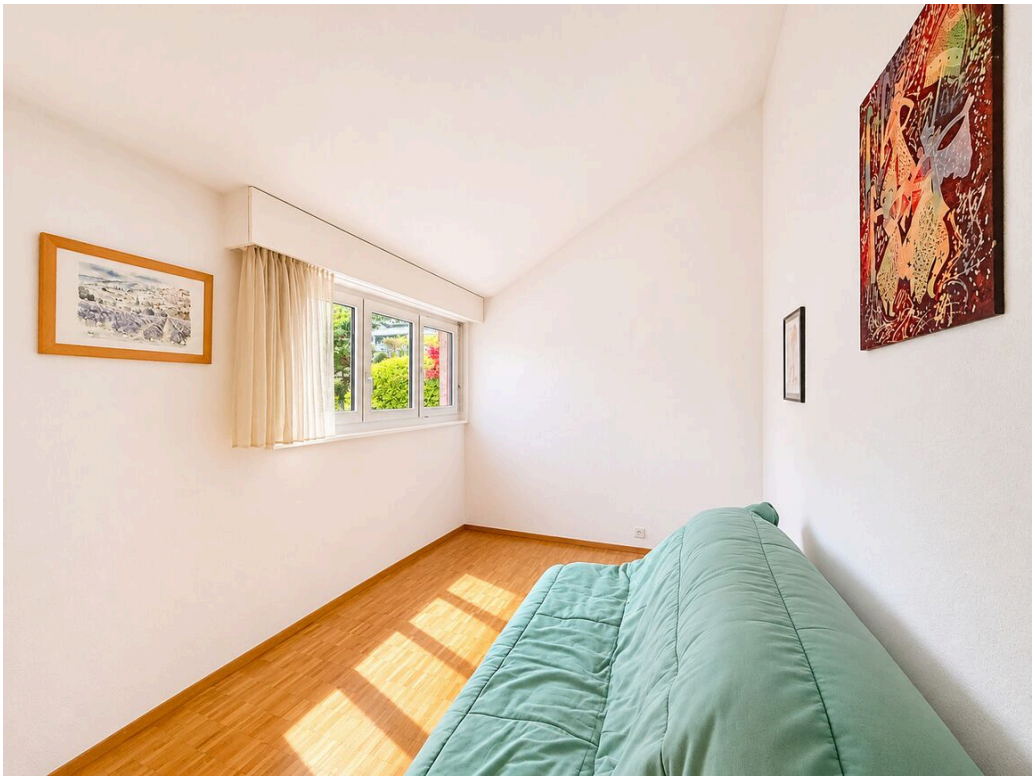






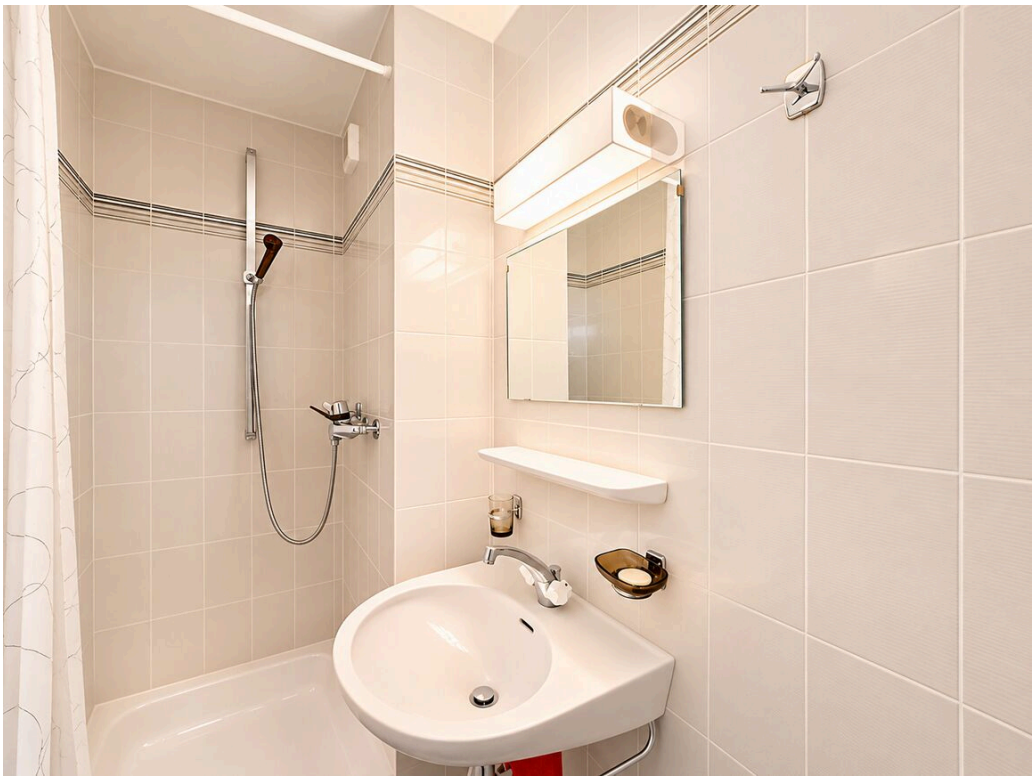






















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PLAN





NIVEAU NUIT

Rez inférieur.

Trois chambres et deux salles de bains distribuées par le hall, avec buanderie, chaufferie et garage.

SURFACES HABITABLES

Chambre parents	13,47 m²
Chambre 2	11,22 m²
Chambre 1	8,86 m²
Salle de bains	5,18 m²
Salle de bains	4,32 m²
Total	**43,05 m²**

ANNEXES

Garage	17,18 m²
Buanderie	5,05 m²
Chaufferie	3,95 m²
Total	**26,18 m²**

LÉGENDE

- Parquet chêne clair
- Carrelage
- Dalles pierre naturelle
- Jardinières

ÉCHELLE GRAPHIQUE

0 1 2 3 m

Redessin d'après les plans d'architecte d'origine (scans), surfaces reportées des originaux. Document non contractuel : cotes et détails à vérifier sur place, mobilier indicatif. Terrasse et jardin : emprise indicative, à confirmer.