



## **CHARMING SEMI-DETACHED HOUSE IN THE HEART OF SAINT GENIS POUILLY**

zone | 01630 Saint-Genis-Pouilly | Reference : REY 2403

**CHF 617,100.-**

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## CHARMING SEMI-DETACHED HOUSE IN THE HEART OF SAINT GENIS POUILLY

FR-01630 Saint-Genis-Pouilly | zone | CHF 617,100.-



Agency: Millenium Properties  
Ref: REY 2403

Located in the heart of a quiet residential neighborhood in Saint-Genis-Pouilly, this charming semi-detached house of approximately 129 m<sup>2</sup> will appeal to families looking for a peaceful living environment, just a few minutes from the Swiss border and less than 30 minutes from Geneva.

The house benefits from a pleasant garden as well as a large south-facing terrace, ideal for enjoying the beautiful days in complete tranquility, with an unobstructed view of the surroundings.

It is composed as follows:

- On the ground floor, you will discover an entrance hall, a guest toilet, an independent kitchen, as well as a bedroom with its shower room.
- The living space offers a bright living room, open to the outside, with direct access to the terrace and garden.
- Upstairs, the night area offers three bedrooms, including a master suite with bathroom, toilet, dressing room and access to a balcony. A second shower room and a separate toilet complete this level.

A garage completes this property as well as outdoor parking spaces.

Ideally located, the house benefits from a quiet and residential environment, while remaining close to shops and schools.

### CHARACTERISTICS

Reference: **REY 2403**

Type: **Twin house**

Availability: **Immediate**

Rooms: **5**

Bedrooms: **4**

Bathrooms: **3**

Living area: **129 m<sup>2</sup>**

Year of construction: **2005**

Heating type: **Gas**

Heating installations: **Radiator, Floor**

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PROPERTIES

The immediate proximity of Switzerland and Geneva makes Saint-Genis-Pouilly a particularly sought-after area.

**Price: 680 000 € agency fees included**

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## CHARACTERISTICS

FR-01630 Saint-Genis-Pouilly | zone | **CHF 617,100.-**

### CHARACTERISTICS

Availability	<b>Immediate</b>	Heating type	<b>Gas</b>
Type	<b>Twin house</b>	Heating installations	<b>Radiator, Floor</b>
Reference	<b>REY 2403</b>	Condition of the property	<b>Good</b>
Rooms	<b>5</b>	Standing	<b>Standard</b>
Bedrooms	<b>4</b>	Living area	<b>129 m<sup>2</sup></b>
Bathrooms	<b>3</b>	Garden surface	<b>405 m<sup>2</sup></b>
Year of construction	<b>2005</b>		

### CONVENIENCES

#### NEIGHBOURHOOD

- Villa area
- Bus stop
- Child-friendly
- Shops/Stores

#### OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Parking
- Terrace/s
- Shed

#### INSIDE CONVENIENCES

- Garage

#### EQUIPMENT

- Furnished kitchen
- Shower
- Bath

#### EXPOSURE

- Favourable

#### VIEW

- Clear

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## INTERIOR VIEW



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## EXTERIOR VIEW

