COLDWELL BANKER
EUROPA REALTY

Apartment Ambilly 130 m²



SALE PRICE : 695 000 €

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DESCRIPTION

Just minutes from the Swiss border at Mon Idée, discover this superb 130 m² four-room (T4) duplex apartment located on the top floor.

A rare find that impresses with its spaciousness, natural light, outdoor areas, and—above all—its remarkable mountain views.

A dual-aspect property, the main level features a lovely separate kitchen with an adjoining laundry room, as well as a vast living area of approximately 40 m² opening onto two outdoor spaces: an east-facing balcony and a magnificent 20 m² southwest-facing terrace.

From the terrace, the unobstructed view of the Salève and Jura mountains provides a stunning backdrop for sunsets.

This level also includes a guest toilet and a spacious master suite featuring ample storage and a large, comfortable bathroom equipped with a bathtub, shower, and double vanity.

Upstairs, the sleeping area comprises two bedrooms; one boasts its own shower room with a toilet. Both rooms feature storage space and open directly onto an 18 m² terrace offering spectacular views of the Mont-Blanc massif.

This floor is ideal for children or teenagers, giving them their own private space.

The apartment has also recently undergone a refresh, featuring new paintwork and flooring throughout.

Parking is equally convenient: the property includes a private enclosed garage with an automatic door, as well as access to a secure, barrier-controlled outdoor parking area reserved for residents.

Built in the 1990s, the residence is secure and meticulously maintained.

Finally, the location is particularly convenient for a lifestyle oriented towards Geneva: both French and Swiss bus lines are easily accessible nearby, and the Annemasse train station is within walking distance, offering access to the Léman Express and TGV services. Key features: top floor – 130 m² – duplex – 3 outdoor spaces – 40 m² living room – master suite – views of Mont-Blanc, Salève, and the Jura – dual-aspect layout – garage – immediate proximity to Geneva and transport links.

A family apartment with the feel of a rooftop house, located in Ambilly.

Ambilly penthouse – Ambilly top-floor apartment – Ambilly apartment with terrace – 130 m² apartment in Ambilly – apartment near Geneva – Mont-Blanc view – Salève view – Ambilly duplex – Ambilly real estate – Léman Express – Swiss border.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

The Coldwell Banker Désormière Realty agency is at your disposal to assist you with the sale or valuation of your luxury property in Ambilly and the surrounding area.

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FEATURES

Property type:	Apartment	Area:	130.0 m²	Elevator:	Oui
Number of units:	55	Number of rooms:	4 rooms	Number of bedrooms:	3 bedrooms

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 279

Greenhouse gas emissions (GHG) index: C 11

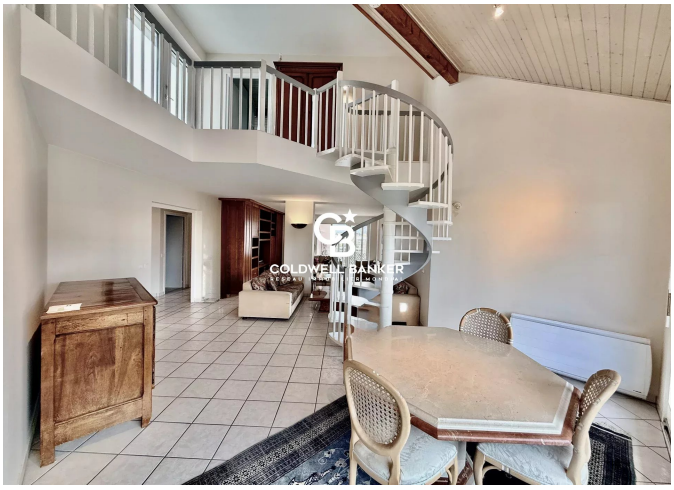
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