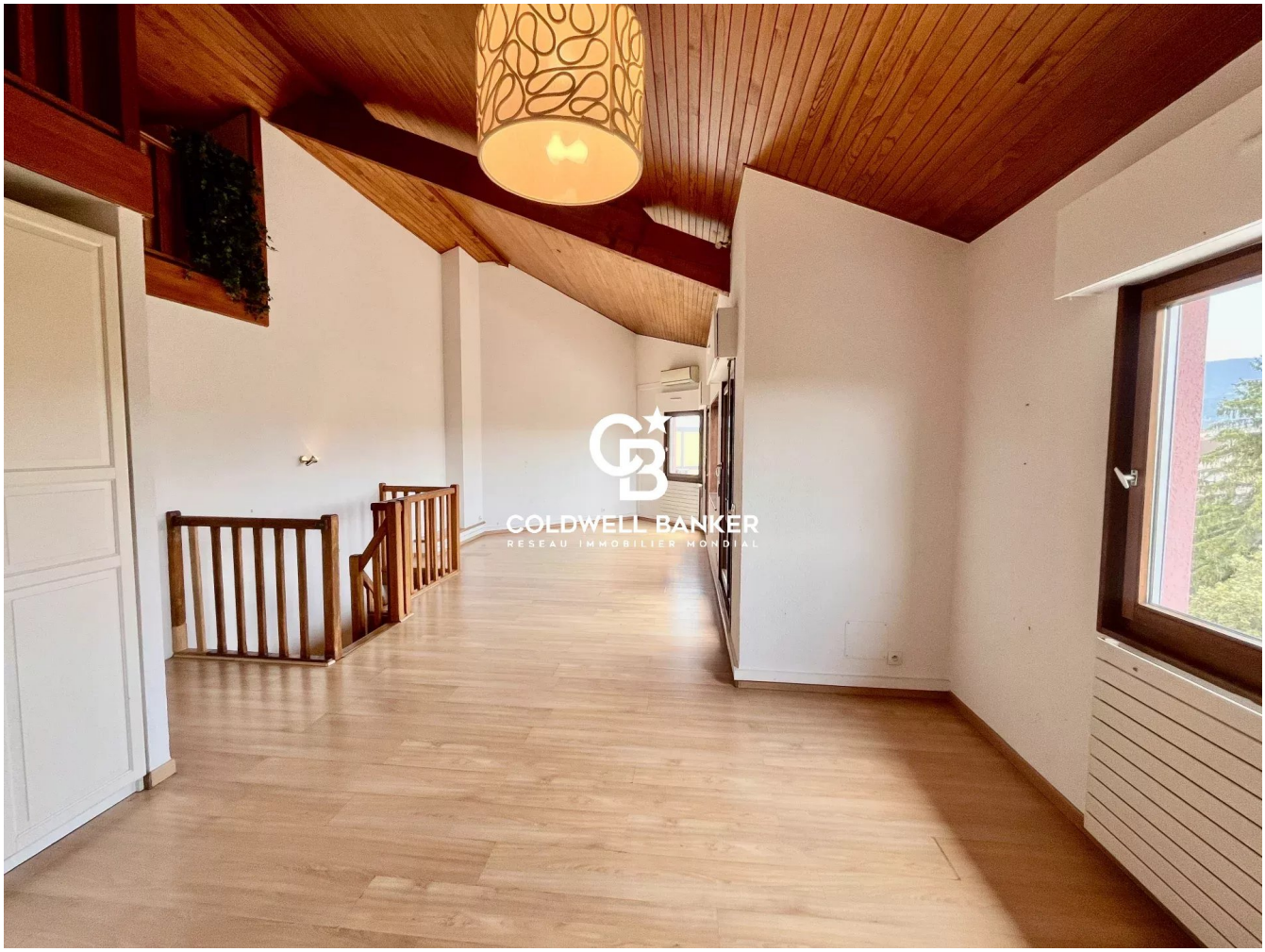
COLDWELL BANKER
EUROPA REALTY

Apartment Annemasse 119 m²



SALE PRICE : 495 000 €

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France, 74100, Annemasse

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DESCRIPTION

Are you looking for a spacious, light-filled 3-bedroom (T4) apartment in Annemasse, right next to the train station? Discover this beautiful 119 m² top-floor duplex, ideally located just a 2-minute walk from the Annemasse train station, the Léman Express, and local shops.

Situated in a well-maintained building dating from 1990, this family apartment boasts generous proportions, outdoor space, and a pleasant mountain view.

On the lower level, the sleeping area comprises three air-conditioned bedrooms, two of which open directly onto a balcony. You will also find a large, recently renovated bathroom, a separate shower room, and a separate toilet.

Upstairs, you will discover a stunning living area featuring a cathedral ceiling and a mezzanine, creating a sense of space and light. The living room—also air-conditioned—opens onto an east-facing 17.50 m² terrace offering a beautiful, unobstructed view of the mountains.

A modern, fully equipped kitchen and a second toilet complete this level.

A rare feature: the apartment includes a private lift connecting the two floors—highly practical for daily living.

Heating and hot water are provided by an individual gas boiler.

In the basement, the property includes a double garage and a cellar—real assets for an apartment located in the heart of Annemasse.

Its location is a major advantage: the Annemasse train station, Léman Express, shops, and the town center are all within walking distance, while Geneva and the Swiss border remain easily accessible. An apartment distinguished by its spaciousness, airy layout, and prime location—ideal for a family seeking a top-floor 4-room apartment with a terrace in Annemasse, right next to the train station and close to Geneva. Penthouse Annemasse, top-floor apartment Annemasse, 4-room apartment with terrace Annemasse, central Annemasse real estate, apartment near Geneva.

An exceptional property—a rare find on the market—combining a central location with panoramic views; a must-see.

Information regarding the risks to which this property is exposed is available at: www.georisques.gouv.fr

The Coldwell Banker Désormière Realty agency is at your service to assist with the sale or valuation of your property in Annemasse and the surrounding area.

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FEATURES

Property type:	Apartment	Area:	119.0 m²	Elevator:	Oui
Number of units:	80	Property tax:	€1.00	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 150

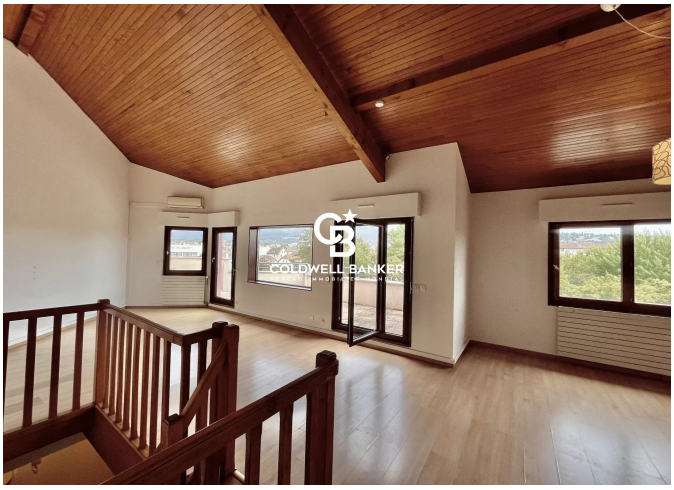
Greenhouse gas emissions (GHG) index: D 30

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