COLDWELL BANKER
EUROPA REALTY

Apartment Annemasse 185 m²



SALE PRICE : 695 000 €

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DESCRIPTION

Right in the heart of Annemasse, discover this magnificent five-room flat with old-world charm. Set in a beautiful Haussmann-style building, this flat offers the character of authentic architecture.

Bathed in light thanks to its large windows, the living room opens onto a dining room in a beautiful flow of open-plan spaces. The herringbone parquet flooring, a true hallmark of interiors with character, the mouldings, the ceiling rosette and the small-paned glass doors all add to the apartment's appeal. The wraparound balcony extends the living areas outwards and offers a panoramic view of the Salève. With no overlooking properties, enjoy an open, peaceful and light-filled setting, a rarity in the town centre.

The kitchen, recently and tastefully renovated, charms with its timeless style: white moulded cabinet fronts, illuminated glass-fronted wall units, a wood-effect worktop, a metro-tile splashback and brass taps. It is fitted with a ceramic hob, an oven, a dishwasher and an extractor hood. An adjoining pantry provides much-appreciated additional storage space.

A spacious sleeping area comprises a master bedroom with an en-suite shower room, a large, light-filled bedroom of over 15 m² and a third bedroom with an alcove, offering lovely potential for conversion. A fourth bedroom, which could easily be converted into a study, completes the layout.

Just a stone's throw from the tram and all amenities (shops, schools, restaurants, services), you are within easy reach of Geneva whilst enjoying the vibrant atmosphere of Annemasse town centre.

Information on the risks associated with this property is available at: www.georisques.gouv.fr.

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FEATURES

Property type:	Apartment	Area:	185.0 m²	Elevator:	Oui
Number of units:	8	Property tax:	€2.00	Number of rooms:	5 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 238

Greenhouse gas emissions (GHG) index: C 11

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