COLDWELL BANKER
EUROPA REALTY

Apartment Vétraz-Monthoux 87 m²



SALE PRICE : 519 000 €

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DESCRIPTION

In Vétraz-Monthoux, located in a highly sought-after neighborhood, discover this 87 m² three-bedroom (T4) apartment. Situated in a building constructed in 2019, it is part of a pleasant, leafy residential complex that offers complete tranquility.

Its standout feature is a 50 m² terrace, facing south and west, which provides an unobstructed view of the Salève and Mont-Blanc—a true extension of the living area. Inside, the open-plan, fully equipped kitchen has been custom-designed with high-quality materials, including a granite countertop, Bosch appliances, and a cooktop with an integrated extractor hood.

The apartment includes three bedrooms, two of which feature dedicated walk-in closets. All bedrooms are fitted with parquet flooring for added comfort.

The recent construction ensures low energy consumption, while integrated home automation (domotics) adds convenience and ease to daily life.

Two garages are also included.

Shops and a primary school are just a stone's throw away, and a local market is held every Tuesday afternoon. The neighborhood enjoys excellent bus connections, providing easy access to the center of Annemasse as well as to secondary schools.

For detailed information regarding the risks to which this property may be exposed, please visit the Géorisques website: www.georisques.gouv.fr

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FEATURES

Property type:	Apartment	Area:	87.25 m²	Elevator:	Oui
Number of units:	45	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): C 97

Greenhouse gas emissions (GHG) index: C 19

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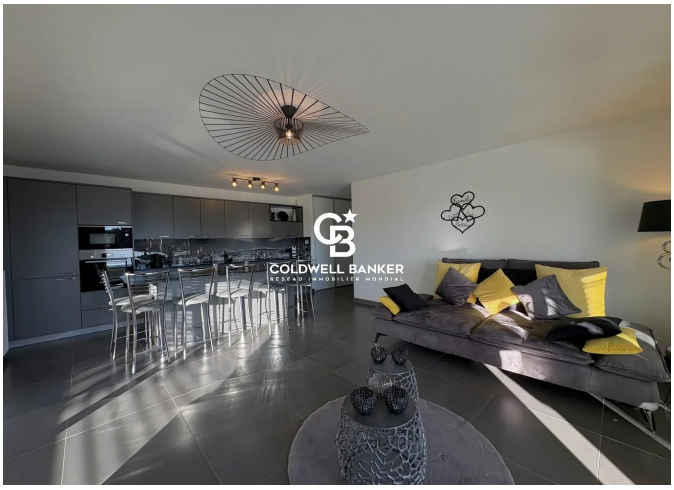



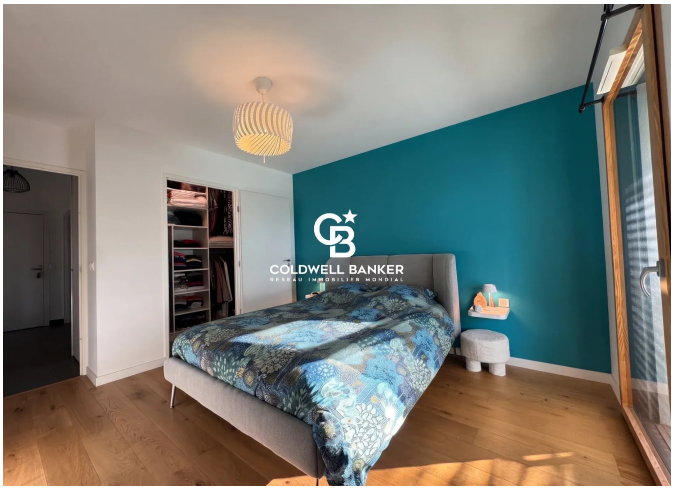



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