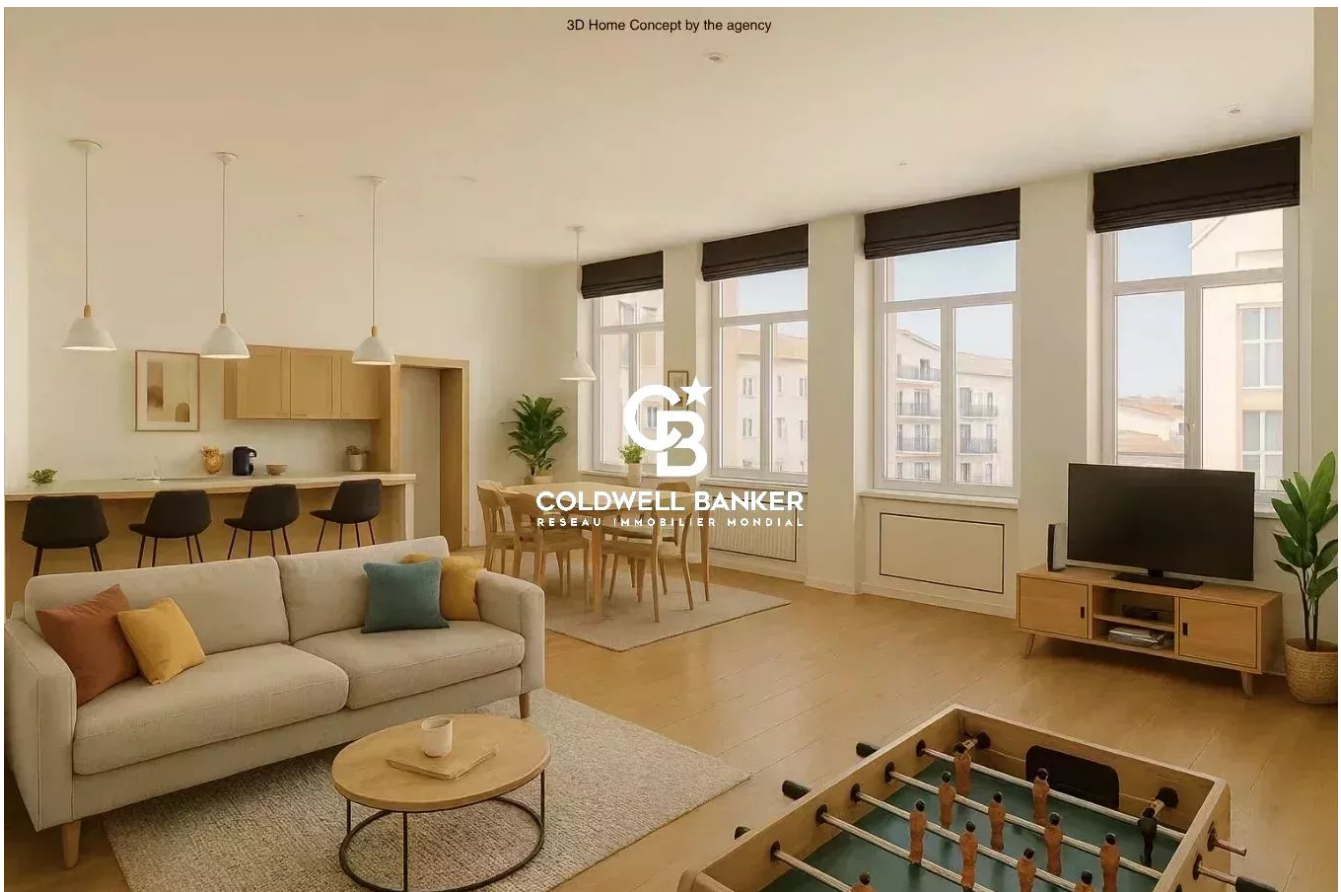


Appartement Annemasse 128 m<sup>2</sup>

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PRIX DE VENTE : 546 000 €

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EMAIL : [MAICA.DESORMIERE@COLDWELLBANKER.FR](mailto:MAICA.DESORMIERE@COLDWELLBANKER.FR)

## DESCRIPTION

In #Annemasse, within a vibrant and well-connected neighborhood, this reimagined apartment invites you to experience a new way of living together.

From the window, you can see the tram gliding gently down the street.

Mornings are simple: step outside with your warm coffee, and within minutes, Geneva awakens before your eyes.

☰ Here, every detail has been designed to balance mobility and tranquility.

Each room tells its own story —

a bedroom where light brushes the desk, another more private and introspective, and a spacious living room where laughter, meals, and plans come together.

This place doesn't present a fixed layout; it reveals the potential of a space where everyone can imagine their own way of living.

Whether seen as an elegant shared home, a family residence, or a long-term investment, it adapts seamlessly to all lifestyles.

☰ 4 bedrooms – 2 bathrooms – dressing room – fully equipped kitchen – parking – large, bright living area.

Just steps from the tram and the town center, this apartment offers a rare balance between urban comfort and quality of life, ideal for an active family or a savvy investor seeking proximity to Geneva.

This is more than a place to live —

it's a concept to experience,

a property designed for today,

and imagined to grow with those who believe in it tomorrow.

Already picturing your future here?

Contact us directly at +33 6 56 69 03 75 — and let's explore the full potential of this property together.

Information about potential risks for this property is available on: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	128.29 m <sup>2</sup>	Nombre de lots :	39
Taxe foncière :	€1.00	NB de pièces :	5 rooms	NB de chambres :	4 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

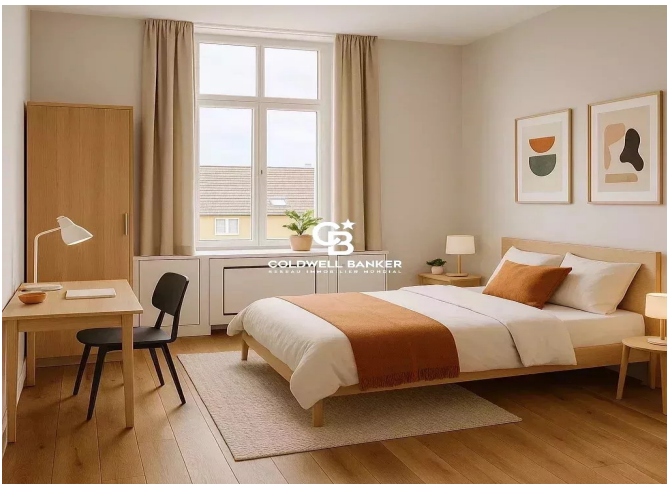
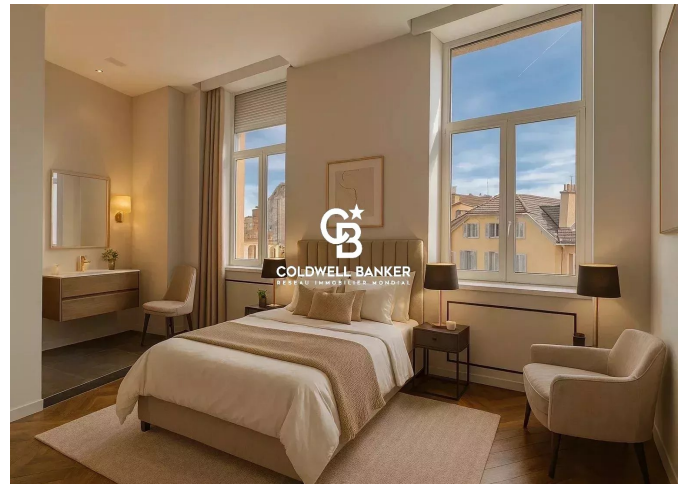
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 201

Indice d'émission de gaz à effet de serre (GES) : D 31



**COLDWELL BANKER**  
**EUROPA REALTY**



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