

Appartement Annemasse 145 m²



PRIX DE VENTE : 690 000 €

EMAIL : MAICA.DESORMIERE@COLDWELLBANKER.FR



COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

In the heart of Annemasse, on the top floor of a recent 2018 building, discover this magnificent 145 sq m penthouse apartment offering high-quality amenities and exceptional views of Mont Blanc and the Salève mountain.

This rare property is captivating thanks to its generous proportions, abundant natural light, and remarkable outdoor spaces. The spacious and elegant living area comprises a living room, a dining room, and a fully equipped open-plan kitchen, ideal for entertaining. This entire space opens onto a superb 51 sq m south-facing terrace, a true extension of the interior, offering a unique and sunny panorama throughout the day.

The sleeping area consists of three beautiful bedrooms. One has its own private shower room and balcony access. A second bedroom features a large dressing room that could be converted into an additional bedroom if needed. A separate bathroom, an adjoining laundry room, ample storage, and two toilets complete this property, ensuring optimal comfort for everyday living. No work required: the apartment has just been completely repainted, allowing you to move in immediately.

Ideally located, this apartment benefits from a prime location in the immediate vicinity of shops, supermarkets, the tram, and the train station, making travel to Geneva and the surrounding area easy.

A double garage in the basement completes this property, a rare asset in the city center.

Property highlights:

- 145 m² penthouse – top floor
- 51 m² south-facing terrace
- Views of Mont Blanc and Salève mountains
- 3 bedrooms (possibility of 4)
- Suite with shower room and balcony
- Dressing room/additional bedroom possible
- Open-plan fitted kitchen
- Laundry room and ample storage
- 2 WCs
- Double garage in the basement
- Recent building (2018)
- No work required

An exceptional property, a rare find on the market, combining a central location, modern amenities, and panoramic views. Don't miss this opportunity!

Penthouse in Annemasse, top floor apartment in Annemasse, 4-room apartment with terrace in Annemasse, Mont Blanc view apartment, real estate in Annemasse town center, apartment near Geneva.
Rue du Faucigny, 11, 74100 Annemasse, France, TEL: +33450841107
maica.desormiere@coldwellbanker.fr



CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	145.36 m ²	Ascenseur :	Oui
Nombre de lots :	40	Taxe foncière :	€2.00	NB de pièces :	4 rooms
NB de chambres :	3 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

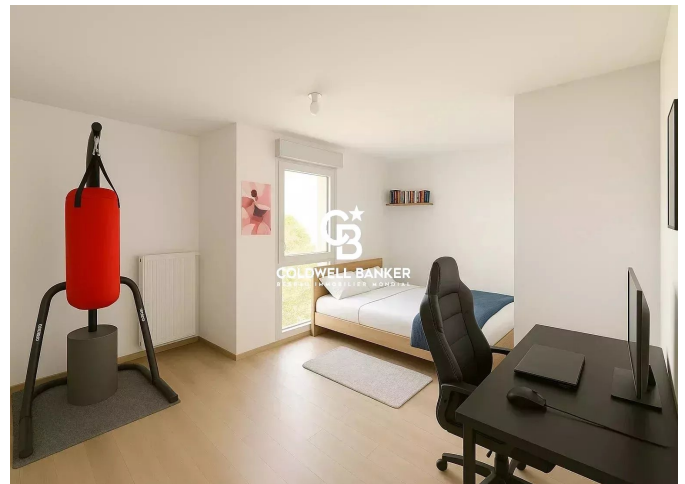
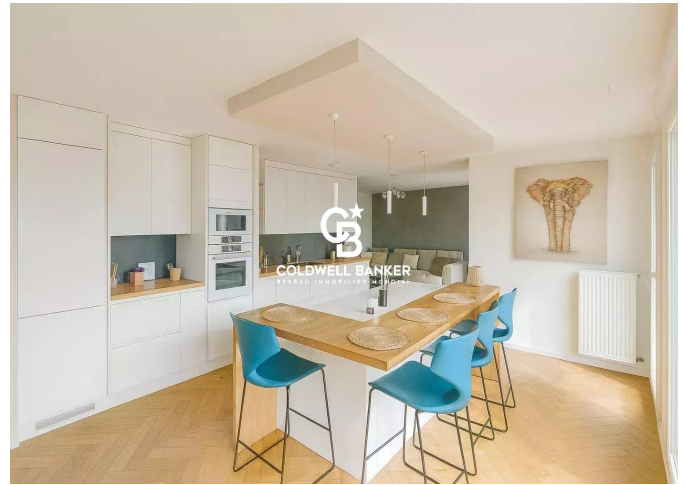
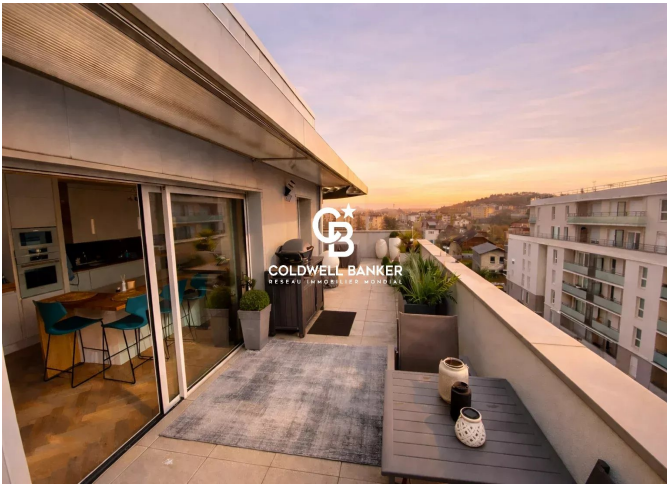
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 67

Indice d'émission de gaz à effet de serre (GES) : C 13



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