

Maison Annemasse 260 m²



PRIX DE VENTE : 990 000 €

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DESCRIPTION

Located in a quiet, residential area on the edge of Ville-la-Grand and very close to the Swiss border, discover this magnificent townhouse offering approximately 550 m² of living space, set on a 953 m² enclosed and landscaped plot.

This rare property is distinguished by its generous proportions and strong potential, ideal for a family home, a two-family home, or a heritage investment.

The house currently comprises two independent 4-room apartments, each approximately 130 m². On the ground floor, you will find the first apartment with a spacious, bright living room with balcony access, a kitchen, three bedrooms, a bathroom, and a toilet.

The first floor offers an identical layout with a second 4-room apartment, boasting generous proportions and a functional layout, ideal for accommodating a second family or generating rental income. In addition, the property features a finished basement of over 140 m², offering numerous possibilities: storage space, a recreation room, a workshop, or further development to suit your needs.

On the second floor, an attic space of approximately 146 m² further enhances the exceptional potential of this house, allowing for the creation of one or more additional apartments.

The 953 m² plot, fully fenced and landscaped with trees, offers a pleasant and verdant living environment, perfect for enjoying the outdoors in complete tranquility.

Ideally located, close to amenities, schools, public transport, and easy access to Geneva, this property represents a rare opportunity in the area, ideal for a large family or an investor seeking a property with strong potential.

House in Annemasse, house with garden in Annemasse, real estate in Annemasse, apartments near Geneva, house with garage in Annemasse.

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

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	260.0 m ²	Taxe foncière :	€3.00
NB de pièces :	8 rooms	NB de chambres :	6 bedrooms		

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

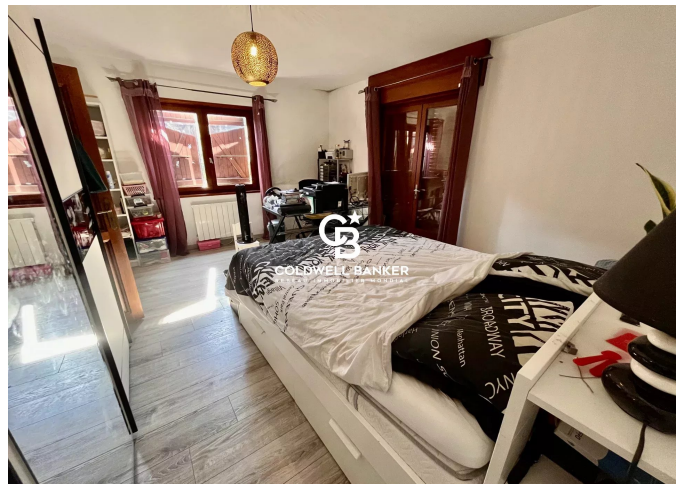
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 325

Indice d'émission de gaz à effet de serre (GES) : B 10



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