



IMMOCEP

RARE SINGLE-FAMILY HOUSE OF 200 M2 LIVING SPACE IN COLOGNY

CH-1223 Cologny | La Gradelle | **CHF 4,600,000.-**



Located in a quiet and sought-after residential area of Cologny, in the Gradelle sector, this single-family home spread over three levels benefits from a green living environment, just a few minutes from the center of Geneva.

The house,

Built in 1990, this property of approximately 200 m² living space is composed as follows:

- A spacious living room
- A dining room
- A fully equipped kitchen
- Four bedrooms, three of which are spacious
- Three bathrooms

A real asset of this house is its independent studio with separate entrance, ideal for an office, a guest apartment, or any other project according to your needs.

Outdoors, you will enjoy a carefully maintained private garden with a swimming pool, offering a privileged relaxation area in complete privacy.

A great opportunity in one of the most sought-after sectors of the left bank.

To visit without delay!

CHARACTERISTICS

Reference: **5874943**

Type: **Single family house**

Availability: **To agree**

Rooms: **7**

Bedrooms: **4**

Bathrooms: **3**

Living area: **~ 200 m²**

Useful surface: **~ 260 m²**

Ground surface: **~ 860 m²**

Charges: **CHF 600.- (Individual)**

Year of construction: **1990**

Parking spaces: **Yes, obligatory**

Heating type: **Gas**

Heating installation: **Floor**



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CONTACT FOR VISITING

Mr. Philippe Degaudenzi
E-mail : philippe@immocep.ch
Mobile : +41 76 411 20 42