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## Charming apartment in a former cloister

Bonneville, Haute-Savoie, Auvergne-Rhône-Alpes



€332,000

inc. of agency fees

**3** Beds **1** Baths **152** sqm

It is in the center of Bonneville, on the second and last floor of an old cloister dating from the 16th century, that this 152 sqm apartment and its 74.50 sqm convertible attic are located. This apartment...

#### At a Glance

**Reference** MFH-ALPEA1364.EA **Near to** Bonneville **Price** €332,000

**Bed** 3 **Bath** 1 **Hab.Space** 152 sqm

Pool No Land Tax N/A

### **Property Description**

It is in the center of Bonneville, on the second and last floor of an old cloister dating from the 16th century, that this 152 sqm apartment and its 74.50 sqm convertible attic are located.

This apartment is remarkable both for the charm of the old that it presents (high ceilings, fireplace, wooden floor) and for the beautiful volumes that it offers. The main living room is spacious and bright thanks to the full West exposure it enjoys and the three large windows that border it. A balcony overlooking the courtyard

allows you to enjoy a private outdoor space.

Attics of 74.50 sqm make it possible to develop a substantial additional living space.

A closet located on the lower landing offers additional storage space.

Located in a small condominium of two residential lots, and in the immediate vicinity of all shops, amenities and transport (station 9 minutes on foot allowing you to reach Geneva in 50 minutes thanks to the Léman Express), this apartment is an opportunity to seize (investor or buyer looking for a unique property to magnify).

Renovation work is to be planned to restore it to its full nobility and make it an exceptional product.

Property subject to the co-ownership regime: 3 lots including 2 residential lots -

No procedure in progress.

Annual condominium fees: EUR2'585.16.

ENERGY CLASS: G/CLIMATE CLASS: E.

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR3'930 and EUR5'360.

Housing with excessive energy consumption: Class G The law requires that the level of energy performance of the property, currently class G, be included, from January 1, 2028, between class A and class E.

More photos on request.

Contact: Carole +33(0)6.50.93.58.70

ESPACES ATYPIQUES GENEVOIS LEMAN

Condominiums of 3 units (No proceedings in progress).

Annual expenses: 2585.16 euros.

## **Summary**

Property type: Apartment

Bedrooms: 3
Bathrooms 1

Price €332,000

# **Key Information**

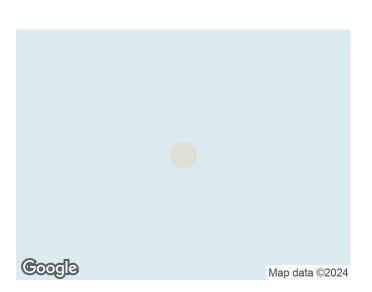
Year Built: 1600 Internal Area: 152 sqm

Property Features:

• Balcony: 1

# **Location: Auvergne-Rhône-Alpes**





## Gallery











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#### C. BAUER - Sunday Times

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S. and L. BROWN



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