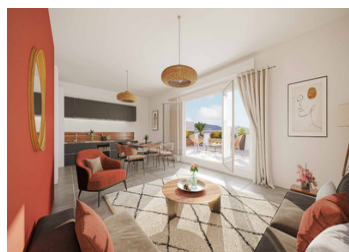


New luxury 1 bedroom apartment for sale in Thonon-les-Bains with 43m2 living space, balcony and garage



INFORMATION

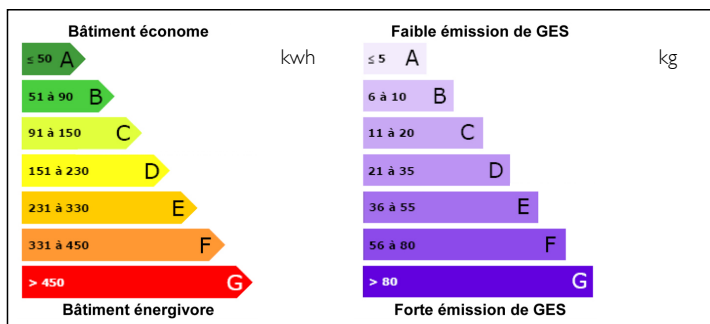
Town:	Thonon-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	43 m2
Outside Space:	9 m2



IN BRIEF

This small development is made up of 30 apartments surrounded by landscaped gardens and greenery. Located on the north side of the plot in order to offer its future occupants the best possible exposure, the development has a reasonable height of 4 levels, including an attic floor that is entirely set back. It is particularly well designed program that fits well into the community, which is made up of individual housing and small collective housing units. It adopts a sober contemporary style, a chromatic range and a palette of materials, all of which guarantee durability: textured concrete base and overhanging roof, white opaline glass railings with a metal structure, light grey rendering and light grey joinery. Delivery Q4 2024

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The residential area in full renewal and Horizon favours a pleasant family life. From the Tullybulles crèche to the Champagne secondary school, via the Châtelard school group, your children will grow up within 700 m (Versoie secondary school 2.7 km away). Buying your baguette at the bakery, going to the pharmacy, stocking up on fresh produce only takes a few minutes on foot. The hypermarket 800 m away is very useful. Do you work in Switzerland? The Léman Express is waiting for you at the station, a 9-minute bus ride away.

THONON

BY CAR - From the A40, exit n° 14 "Annemasse" - Access to the D1005 at 1.2 km, to the A40 at 37, 4 km and to the Swiss motorway n° 9 at 40 km
BY PUBLIC TRANSPORT BUS - "Clos de Champagne" stop at the foot of the building (120 m) - line B (Place des Arts ZI Vongy) serving the Place des Arts and the town centre in 13 min - "Arcoques" stop at 200 m - line P (Place des Arts Chullien) linking in particular the Thonon- les-Bains train station in 9 min - line C (Place des Arts Chullien) serving the town centre in 9 min - line D (Place des Arts Chullien) serving the town centre in 9 min - line E (Place des Arts Chullien) serving les-Bains station in 9 min - "Cimetière de Thonon" stop at 450...

NOTES