

Superb 2 bedroom apartment in Archamps. Parking for 2 cars. Close to Geneva and transport links.



## INFORMATION

Town:	Archamps
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	67.12 m2
Outside Space:	12 m2

## IN BRIEF

A stunning 2 bedroom off-plan apartment for sale in an attractive new development, Orio, situated on Route de Chosal, Archamps. Located on the third floor, this apartment is 67.12m2 with an additional 15.98m2 of annexed surface (balcony plus store room) Parking for 2 cars is provided by a garage and a private parking space. Situated between lake and mountains, Orio benefits from contemporary architecture and is just 2 km from the Swiss border, 2 minutes from the A40, an 18 minute drive (8,5km) to central Geneva and 30 mins to Annecy. Orio is located at the foot of Mont Salève, in a sector that joins the existing fabric of Archamps village to the « Technopole ». Orio draws it's inspiration from the near and distant landscape in which it is set. Its shape and style reflect the desire to open up the exterior spaces to the great landscape. Each living space...

## ENERGY - DPE



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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 APARTMENT

Entrance hall + cupboard - 7.01m<sup>2</sup>

Bathroom – 5.03m<sup>2</sup>

Open plan living room and kitchen of 30m<sup>2</sup> with access on to 11.88m<sup>2</sup> balcon

Bedroom 1 - 11.78m<sup>2</sup>

Bedroom 2 - 10.02m<sup>2</sup>

WC - 1.25m<sup>2</sup>

Pantry - 2.05m<sup>2</sup>

Store room. - 4.10m<sup>2</sup>

### VILLAGE/AREA:

Archamps village is located in the foothills of Mont Salève and is composed of several hamlets. It is characterised by it's duality of a traditional small village with 13th century church to the east of the D18, and a cutting-edge technopole to it's west, which is also home to an indoor tennis centre, IMAX cinema and restaurants.

### TRANSPORT/ ACCESS:

By Car

French-Swiss border 2 km

The A40 motorway 2 mins

Geneva International Airport 15 km

Geneva centre 18 min

By public transport

The 62 bus from Collonges-sous-Salève to Plan-les-Ouates (1 stop in Archamps)

The M bus from Collonges-sous-Salève to Beaumont Le Châble (3 stops in Archamps)

### AMENITIES:

Groceries

Migros Supermarket : 7 min (by car)

Bakery: 450 m

Thursday food market: 750 m

Leisure

Vitam Parc leisure complex and commercial centre : 7 min (by car)

## NOTES