

Evian-les-Bains: fabulous 3 bedroom 93M2 new build apartment with terrace and private parking.



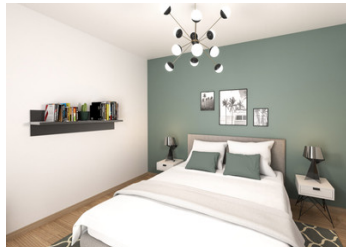
INFORMATION

Town:	Évian-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	93 m2
Outside Space:	13 m2



IN BRIEF

The stunning views over Lake Geneva from this fabulous off-plan apartment will be nothing short of magical. In summer, you'll be able to watch the sun set behind the Jura mountains on the opposite shore whilst sipping an after-work drink. In winter, you'll be able to enjoy your morning coffee whilst gazing at the Jura's snow-capped peaks. - Exceptional setting with panoramic Lake Geneva (Lac Léman) views.

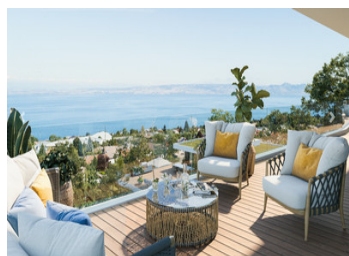


ENERGY - DPE



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

22 stylish and modern apartments spread over 2 individual buildings. Generously-sized living areas oriented to enjoy maximum light.

LAYOUT

Open-plan kitchen / dining / living area = 34,87m²

Bedroom 1 + built-in wardrobe = 13,49m²

Bedroom 2 + built-in wardrobe = 12,60m²

Bedroom 3 + built-in wardrobe = 13,60m²

Entrance hall = 10,14m²

Bathroom = 4,59m² WC = 2,44m²

Laundry: 1,48m²

Total habitable space = 93,12m²

Outside space:

Balcony: 13,90m²

Leggett Immobilier is proud to announce that we also have numerous new build projects throughout the Lac Léman region, from 1 bedroom studios to immense penthouses we can propose many styles for every budget. Do not hesitate to get in contact to discuss your future property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES