

Beautifully situated modern 3 bedroom apartment for sale in the dynamic town of Cluses - only 45km from Geneva



INFORMATION

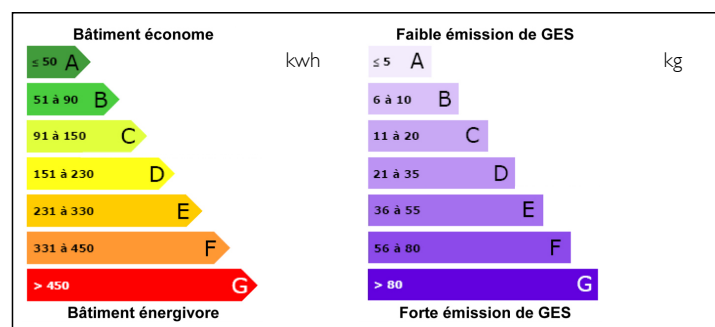
Town:	Cluses
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	87.38 m2
Outside Space:	51 m2



IN BRIEF

Ideally located three bedroom apartment of 87.38m2 situated on the 2nd floor. Kitchen/lounge - 39.51m2 Bedroom 1 - 14.93m2 Bedroom 2 - 10.76m2 Bedroom 3 - 9.01 with ensuite shower room Bathroom - 4.82m2 Balcony - 51.18m2 Two garages Delivery Q4 2023 Several apartments 1 to 3 bedrooms available from 241 000€ to 379 000€

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

Modern and secure new-build residence, nestled in the beautiful Arve valley located between Geneva and Chamonix.

Cluses is a vibrant town with several schools and great local services, the town is a popular location as access to central Geneva via the Léman express train network is simple

Cluses is famous for their engineering and watchmaking industries, Cluses is known as the Silicon Valley of France, with a newly expanded technocenter and lots of local employers.

The river Arve, is just a few mins walk from the apartment, with long riverside walks and hiking in the hills, the river has white-water rafting and is a great spot for local fishermen.

For skiing – you couldn't be in a better location to access a huge array of resorts and stations.

The nearest is Mont Saxonnex which is only 11km (14mins) from your new apartment, and the larger stations of Les Grands Massif, Les Gets and La Clusaz are just a 30 mins drive.

Access to the French train network is only 10 min foot / 800 metres, here you will find the Léman Express train to Geneva, along with access to the TGV network.

The building is beautifully designed using high quality materials and can also choose the final design of your apartment with a vast array of tile and wooden floor choices.

Each apartment has a terrace or balcony, the top floor apartments come with a roof terrace. Each

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