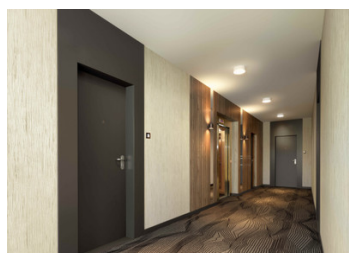


St Genis Pouilly: New built 3 bedroom apartment, parking, balcony, next to Geneva, completed in 2024



INFORMATION

Town:	Saint-Genis-Pouilly
Department:	Ain
Bed:	3
Bath:	2
Floor:	83 m2
Outside Space:	16 m2



IN BRIEF

Completed at the end of 2024. Last opportunity, new T4 with 3 bedrooms, 2 bathrooms, balcony, parking, walking distance to all amenities

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 complex in the center of St Genis Pouilly.

Last to T4 apartments are available.

A 403 is on the 4th floor, living area 82,6 m2 and with the balcony of L shape of 15,8 m2.

Underground parking is included in the price.

Entrance 5,3 m2, salon + kitchen 25 m2, first bedroom 11,8 m2, second bedroom 10,3 m2, third bedroom 10,2 m2, storage room 8,2 m2, bathroom 5,7 m2, shower room 3,0m2, WC 2,9 m2.

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

NOTES