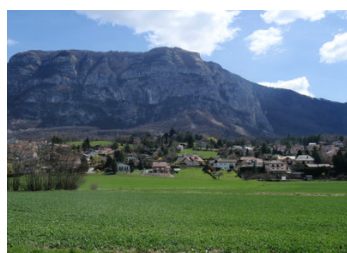
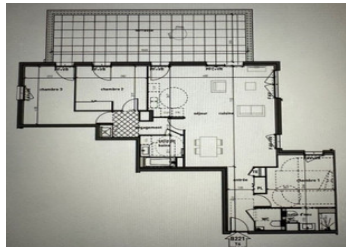


Spacious 3 bedroom apartment with parking for 3 cars, in Bossey. Close to Geneva and transport links.



INFORMATION

Town:	Bossey
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	102.6 m2
Outside Space:	39 m2



IN BRIEF

A 3 bed apartment in an attractive new development on Route de Pierre Grand, Bossey. With a generous terrace of 38.50 m2 with north, east, south exposition, this apartment is 102.60 m2 with spectacular views of Mont Salève. It is available with a large single and a double garage.

The development, Domaine Ilia, is less than 1km from the Swiss border and is less than 5 minutes by car to join the A40. It's a 17 min. commute (8 km) to central Geneva and 30 mins to Annecy. Within 3 mins. by car one can enjoy the facilities of Bossey's popular Golf and Country club with breath taking views across the Geneva basin.

Located at the foot of the Mont Salève, Domaine Ilia is a small development of low rise apartment buildings and individual houses. It is within easy walking...

ENERGY - DPE

DPE not required.

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 APARTMENT

Entrance + cupboard - 6.7 m²

Open plan living room and kitchen - 42.0 m²

Corridor – 5.2 m²

Bedroom 1 – 13.1 m²

Bedroom 2 with wardrobe – 12.1 m²

Bedroom 3 – 13.2 m²

Shower room + WC - 3.5 m²

Bathroom – 4.8 m²

WC - 2.0 m²

TOTAL LIVING SPACE - 102.6 m²

Terrace - 38.5 m²

TOTAL ANNEXED SPACE - 38.5 m²

VILLAGE/AREA:

Bossey, is a small, historic village (1,042 inhabitants in 2019) in Haute Savoie. It was the birthplace of French poet Jean-Vincent Verdonnet and was home, in the 18th century, to Jean Jacques Rousseau the famous philosopher.

Bossey lies in the foothills of the Salève mountain and borders Switzerland, with Geneva centre just an 18 min drive by car, or accessible by a direct bus service from neighbouring Collonges sous Salève. With an average altitude of 850m it enjoys, to its west and north west, panoramic views across the Geneva basin, Lake Geneva and the Jura mountains, and to its east and south east stunning views of the Salève, its forests and rock formations.

Popular with cross-border workers, Bossey is perfectly situated for a wide variety of leisure pursuits including hiking, rock climbing, hang and para-gliding and Bossey Golf and Country Club with its unique panoramic view over the Geneva basin and Lake Geneva, and facilities that include tennis, squash, a pool and restaurant.

Popular ski resorts are just an hour away including La Clusaz (48 kms),...

NOTES