

Ferney, on boarder with Geneva, newly built modern 3 bedroom 74m2, apartment with balcony and garage



## INFORMATION

Town:	Ferney-Voltaire
Department:	Ain
Bed:	3
Bath:	2
Floor:	74 m2
Outside Space:	10 m2



## IN BRIEF

DELIVERY DUE Q4/26

Several T4 (3 bedroom apartments) available in this brand new residence in the center of Ferney Votaire, walking distance to school, lyceum, shops, local market.

The apartment offers easy and very comfortable living with modern convenience and with great transport connection to Geneva center and Geneva airport.

## 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

A second floor apartment with balcony, storage cellar and private garage parking.

Open plan room and kitchen of 28.4m<sup>2</sup>

Balcony of 10m<sup>2</sup>.

Three bedrooms

Bathroom

Independent WC

Living in Ferney-Voltaire offers a unique blend of small-town charm and international influence. Nestled just across the border from Geneva, Switzerland, this French town is known for its historical connection to the philosopher Voltaire, who spent his final years here. The area boasts a peaceful atmosphere with picturesque streets, weekly markets, and a strong sense of community. At the same time, its proximity to Geneva makes it ideal for professionals working in international organizations, offering access to world-class amenities while enjoying lower living costs than in Switzerland. With a mix of French culture, global residents, and scenic views of the Jura Mountains, Ferney-Voltaire is both tranquil and cosmopolitan.

### Public Transport

Ferney-Voltaire is well-connected to Geneva and the surrounding region by bus, operated by the Swiss TPG (Transports Publics Genevois) network. Buses run frequently between Ferney and nearby towns like Prévessin-Moëns and Saint-Genis-Pouilly, as well as to Geneva city centre and Geneva Airport. There's also a night bus service on weekends.

### Airport Access

Ferney is located just minutes from Geneva Airport, with direct bus routes making it a quick and easy journey.

### Train Access

While Ferney doesn't have its own train station, it's connected by bus to Geneva's main train station (Cornavin), where you can catch national and

## NOTES