

Gex, new build 2 bedroom Apartment, 63,3 m<sup>2</sup>; balcony, 2 garage boxes, close to Geneva as well skiing in Jura



## INFORMATION

Town:	Gex
Department:	Ain
Bed:	2
Bath:	1
Floor:	63 m <sup>2</sup>
Outside Space:	9 m <sup>2</sup>

## IN BRIEF

DELIVERY 2ND QUARTER 2025

Gex is historic, charming city close to Jura / nature and also close to Switzerland, on the direct bus to Geneva center and all international organizations.

## 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

T3 apartment, with two bedrooms, on the first floor, with balcon 8,60 m<sup>2</sup>, orientation South East.

Aprt: salon + kitchen 27,60 m<sup>2</sup>; first bedroom 13,15 m<sup>2</sup>; second bedroom 9,70 m<sup>2</sup>; bathroom 4,80 m<sup>2</sup>; WC ,80 m<sup>2</sup>.

Including two boxes

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

## NOTES