

Set in the historic center - Ferney, apartment T5, 4 bedrooms, balcony, two parkings lots - easy Geneva access



## INFORMATION

Town:	Ferney-Voltaire
Department:	Ain
Bed:	4
Bath:	2
Floor:	109 m2
Outside Space:	75 m2



## IN BRIEF

4 bedrooms apartment of 108,96 m2 with the balcony of 75,14 m2. 2 parking lots. on the 6th floor, Orientation east. Salon + kitchen 37,53m2; entrance 4,33 m2; first bedroom 14,56 m2; second bedroom 12,26 m2; third bedroom 10,71 m2; fourth bedroom 10,51 m2; bathroom 4,42 m2; shower room 4,38 m2; WC 2,06 m2; laundry room 1,60 m2; storage room 6,49m2.

## 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

At the entrance to Ferney, between the historic town center and the Franco-Swiss border.

"Impulsion" is part of an ecological approach that aims to obtain several labels and certifications guaranteeing high-quality, environmentally-friendly and energy-efficient construction.

The project calls for the use of bio-sourced materials, such as wood, in the architectural design. The residence is connected to an existing district heating plant. Particular attention will be paid to the management of rainwater through the creation of a rain garden at the heart of the block, and to biodiversity through a rigorous selection of plant species.

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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