

New 39.1 m studio apartment with terrace and garden, 400 m from the centre of Thonon and close to Lake Geneva



## INFORMATION

Town:	Thonon-les-Bains
Department:	Haute-Savoie
Bed:	0
Bath:	0
Floor:	39.1 m2
Outside Space:	13 m2

## IN BRIEF

Discover this charming new studio apartment, located on the ground floor of a residence scheduled for completion in the second quarter of 2026.

Designed to offer all modern comforts, it enjoys a privileged location between the city centre and the shores of Lake Geneva.

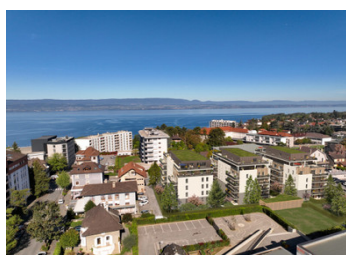
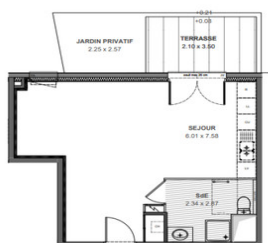
Transport links (buses, trains, boats) provide easy access to Geneva, Annecy and nearby ski resorts, making daily commutes and getaways a breeze.

Located 34 km from Geneva, Thonon-les-Bains combines water sports, mountain sports and renowned thermal baths, offering a lifestyle focused on well-being and economic dynamism in the heart of Greater Geneva.

The development, which complies with RE2020 regulations, offers extensive green spaces and a

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.



## ENERGY - DPE

DPE not required.



## DESCRIPTION

Discover this charming north-east facing studio apartment, located on the ground floor of a modern 35-unit residence (from studios to four-bedroom apartments).

The residence, comprising three six-storey buildings, is located just 400 metres from the town centre, close to shops, the lake and public transport.

Delivery is scheduled for the second quarter of 2026.

The apartments, designed to be both functional and elegant, will be built with high-quality materials. Large bay windows provide brightness and energy efficiency.

Each unit has a private outdoor space: individual garden, balcony or terrace.

Living in Thonon-les-Bains means enjoying a unique lifestyle between lake and mountains, with easy access to Geneva via the Léman Express — ideal as a pied-à-terre, first purchase or rental investment.

Another studio is also available — contact me for more information.

Virginie Sidler, your local Leggett real estate agent, will accompany you throughout your project and help you choose the apartment that suits you best.

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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