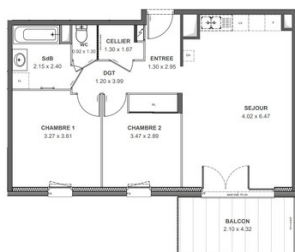


New 63.1 m three-room apartment with balcony and parking space, just a short walk from the town and the lake



## INFORMATION

|                |                  |
|----------------|------------------|
| Town:          | Thonon-les-Bains |
| Department:    | Haute-Savoie     |
| Bed:           | 2                |
| Bath:          | 1                |
| Floor:         | 63.1 m2          |
| Outside Space: | 9 m2             |



## ENERGY - DPE

DPE not required.

## IN BRIEF

Discover this brand new three-room apartment located in Thonon-les-Bains, in a residence scheduled for completion in the second quarter of 2026.

The residence will offer all modern comforts, close to the town centre and the lake shore.

Some apartments will enjoy breathtaking views of the lake and the mountains.

Thonon-les-Bains, a town located on the southern shore of Lake Geneva, 34 km from Geneva, offers an exceptional living environment, combining water activities and mountain sports. Renowned for its thermal waters and its wellness-oriented atmosphere, the town also boasts a dynamic economy within the Greater Geneva area, attracting many professionals.

This residence complies with RE 2020 regulations and will offer magnificent green spaces and a shared vegetable garden, perfect for enjoying a pleasant living environment — Ideal for a pied-à-terre, a first

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.



## NOTES

## DESCRIPTION

New 3-room apartment available for sale.

The apartment will face south-west on the third floor and will have a balcony and parking space.

The modern residence will comprise 35 units, ranging from studios to four-bedroom apartments. It will consist of three six-storey buildings and will be ideally located 400 metres from the town centre, close to Lake Geneva and public transport links. Completion is scheduled for the second quarter of 2026.

The apartments will combine elegance and functionality, with high-quality materials carefully selected for your comfort.

Imagine: large bay windows flooding your interior with natural light while promoting energy savings. You will have a private outdoor space, such as an individual garden, balcony or terrace, perfect for enjoying sunny days.

Living in Thonon-les-Bains means embracing an exceptional lifestyle between lake and mountains, with easy access to a multitude of water and outdoor activities.

Enjoy the town's famous thermal waters and friendly atmosphere, while benefiting from optimal connectivity thanks to the Léman Express and the proximity of Geneva.

Don't miss this opportunity to live in an exceptional location, where comfort and nature come together!

Other two-bedrooms apartments available, contact me for more information.

Virginie Sidler, your local Leggett estate agent, will guide you through your project and help you choose the apartment of your dreams!

-----

Information about risks to which this property is

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: [info@leggett.fr](mailto:info@leggett.fr)