LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A40638LK74 Price: 605 000 EUR

agency fees to be paid by the seller

St Julien et Genevois: New build three bedroom first floor apartment for sale, parking and cave - Swiss border









INFORMATION

Town:	Saint-Julien-en-Genevois
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	88 m2
Outside Space:	17 m2

IN BRIEF

delivery time: end of 2027:

Luminous apartment on the first floor, with two balcony of 12,7 m2 and 4 m2 with the cave of 2m2.
Salon and kitchen 34,40 m2; 1. bedroom 14,43 m2, 2 bedroom 12,73 m2; 3 bedroom 11,18 m2; entrance 7,01 m2; WC 3,13 m2; bathroom 5,24 m2.
parking included

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.

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DESCRIPTION

.Residential environment in Saint-Julien-en-Genevois near the Swiss border
Town center accessible in 4 minutes by bike with shops and services;

Residence comprising 44 new apartments with 2 to 5 rooms;
Includes 3 rooftop houses and a 4-room apartment with a large terrace;
Shared spaces: communal terrace, orchards, bicycle storage.

Biomass boiler room for eco-friendly and efficient heating;
Large tiles, parquet flooring in the bedrooms;
High-quality finishes and materials;
Kitchen installed on delivery, optional.
Secure underground parking; Secure and equipped bicycle storage;
Camera surveillance in the basement and common areas.

Future tram line to Geneva and proximity to the SNCF train station and bus lines.

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

NOTES