

New built apartment for sale, super location, 2 bedrooms, terrace, 2nd floor, parking, 400m to Geneva border



## INFORMATION

|                |                     |
|----------------|---------------------|
| Town:          | Saint-Genis-Pouilly |
| Department:    | Ain                 |
| Bed:           | 2                   |
| Bath:          | 1                   |
| Floor:         | 72.52 m2            |
| Outside Space: | 16 m2               |

## IN BRIEF

Ready now, T3 apartment on the second floor, with the terrace of 14,01 facing east ( the Alps)..  
Entrance 6,51 m2, Salon + kitchen 32,87 m2, Storage room 4,5 m2, Bathroom 5 m2, WC 2.01 m2, 1 bedroom 11,85 m2, 2 bedroom 9.87 m2, Parking, orientation East , West

## 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

This newly built apartment is very convenient for everybody who plans to work in Geneva, it is just walking distance to the boarder of Geneva and Cern. The building is close to the public transport. The tram line will be completed in 2023. It is located just few meters from the shopping and international lycee, medical center and all amenities needed for comfortable life.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES