

OF PLAN: ORNEX New built T4 apartment, with balcony of 9m2, on the bus route to Geneva, 2nd floor



## INFORMATION

Town:	Ornex
Department:	Ain
Bed:	3
Bath:	2
Floor:	87.78 m2
Outside Space:	12 m2



## IN BRIEF

Delivery 30.6. 2025. new T4 apartment, 1 bedroom, balcony. 350 m to bus going to Geneva, next to the primary school, and also lyceum.

Entrance 1,89 m2; Salon + kitchen 30,30 m2; bedroom 11,95 m2; 2 bedroom 13,52 m2; 3 bedroom 14,04 m2; storage 3,5 m2; bathroom 4,95m2; second bathroom 4,42 m2, WC 1,05 m2.

## 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 project offers only 14 to 15 flats, each with a spacious terrace or private garden with terrace. It also has underground parking and secure bicycle storage.

A landscaped core area open to the collective enjoyment of residents.

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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