

High quality 3 bedroom newbuild townhouse for sale in Perrignier.



## INFORMATION

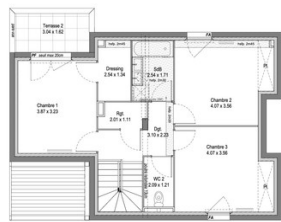
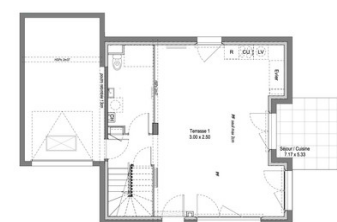
Town:	Perrignier
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	103 m2
Plot Size:	217 m2



## IN BRIEF

The Domaine de la Forestière offers a quality location, in a quiet setting on the edge of beautiful natural areas. The development includes 31 houses in two architectural styles: traditional with dark brown terracotta tile roofs, and contemporary with green roof terraces. It is based on an elegant colour palette, perfectly in tune with the spirit of the place: facades covered with stone and light grey rendering, white joinery, embellishing the setting while promoting biodiversity. Country plantings brighten up the entrance to each house. Ditches border the roadway, which is shared between pedestrians and vehicles. Planted baffles encourage gentle traffic, etc. The Domaine de la Forestière has all the attractions of an address where well-being has taken up residence.

Delivery Q4 2024



## 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

The Léman Express is available from the Perrignier train station, only 1km away, which makes it easy to get to Geneva, but also 11km from the Thonon-Les-Bains landing stage, which connects to Lausanne in less than an hour, and is ideally placed for border workers. In winter, the proximity of ski resorts such as Bernex, Thollon-les-Memises or the resorts of the Vallée d'Abondance, makes it the ideal starting point for joining the snowy slopes or the green mountain pastures in summer.

Access \* BY CAR - From France: A40, exit n° 15 " La Vallée Verte " towards Thonon/ Evian, via the road to Annecy/D903 - From Switzerland: Motorway E27, then D1005 towards Evian/Thon Access to the Veigy-Foncenex border at 19.5 km and to the A40 at 25.5 km BY PUBLIC TRANSPORT BUS - Stop " Chez Daude " at 400 m serves : lines 141 (Évian - Thonon - Annemasse) and 142 serving, in particular, the La Versoie high school in Thonon-les-Bains BY TRAIN - Perrignier station 1.1 km away, connecting to Thonon-les-Bains station in 7 minutes Also served by line 1 of the Léman Express, which takes 49 minutes to reach Geneva Cornavin - Thonon-les-Bains TER-TGV train station 9.9 km AWAY BY PLANE - Geneva-Cointrin airport 48.7 km away, via the D903.

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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