

Spacious 3 bedroom apartment in Archamps. Parking for 2 cars. Close to Geneva and transport links.



## INFORMATION

Town:	Archamps
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	118.29 m2
Outside Space:	44 m2

## IN BRIEF

A stunning 3 bedroom off-plan apartment for sale in an attractive new development, Orio, situated on Route de Chosal, Archamps. Located on the fourth and last floor, this apartment is 118.29m2 with an additional 44.39m2 terrace. Parking for 2 cars is provided by garages.

Situated between lake and mountains, Orio benefits from contemporary architecture and is just 2 km from the Swiss border, 2 minutes from the A40, an 18 minute drive (8,5km) to central Geneva and 30 mins to Annecy.

Orio is located at the foot of Mont Salève, in a sector that joins the existing fabric of Archamps village to the « Technopole ». Orio draws its inspiration from the near and distant landscape in which it is set. Its shape and style reflect the desire to open up the exterior spaces to the great landscape. Each living...

## 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 APARTMENT

Entrance hall + cupboard - 7.08m<sup>2</sup>

Bathroom – 6.39m<sup>2</sup> + 0.22m<sup>2</sup> surface Open plan living room and kitchen of 41.05m<sup>2</sup> with access on to 44.39m<sup>2</sup> terrace

Bedroom 1 - 11.71m<sup>2</sup> + 16.56m<sup>2</sup> of surface

Dressing - 2.72 m<sup>2</sup> + 0.33m<sup>2</sup> surface Shower room - 2.61m<sup>2</sup>

Bedroom 2 - 19.33m<sup>2</sup> + 8.12m<sup>2</sup> of surface

Bedroom 3 - 14.03m<sup>2</sup> + 15.14m<sup>2</sup> of surface WC - 1.69m<sup>2</sup>

WC2 - 1.27m<sup>2</sup>

Storage – 1.92m<sup>2</sup>

Corridors – 4.40m<sup>2</sup>

Store room - 4.09m<sup>2</sup>

Terrace - 44.39m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### VILLAGE/AREA:

Archamps village is located in the foothills of Mont Salève and is composed of several hamlets. It is characterised by it's duality of a traditional small village with 13th century church to the east of the D18, and a cutting-edge technopole to it's west, which is also home to an indoor tennis centre, IMAX cinema and restaurants.

### TRANSPORT/ ACCESS:

By Car

French-Swiss border 2 km

The A40 motorway 2 mins

Geneva International Airport 15 km

Geneva centre 18 min

By public transport

The 62 bus from Collonges-sous-Salève to Plan-les-Ouates (1 stop in Archamps)

The M bus from Collonges-sous-Salève to Beaumont Le Châble (3 stops in Archamps)

### AMENITIES:

Groceries

Migros Supermarket : 7 min (by car)