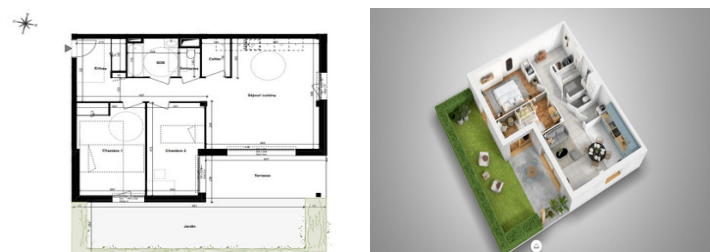


New build two bedroom apartment with patio and garden and underground parking in an eco-responsible residence



## INFORMATION

Town:	Cognin
Department:	Savoie
Bed:	2
Bath:	1
Floor:	69.4 m2
Outside Space:	36 m2



## IN BRIEF

A 2 bedroom apartment for sale in a new build eco responsible residence that is integrated into the countryside. The residence is set in the heart of Cognin's new Eco district, and gives the advantages of living in the countryside with the access to services of a town.



## 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

Open plan living designed to give optimum natural light into this 2 bedroom apartment with an entrance hall, cellar, separate WC, bathroom, 2 bedrooms, a large kitchen/living space that opens onto the spacious patio and garden.

Layout

Entrance hall: 5.86m<sup>2</sup>

Kitchen/living area: 30.64m<sup>2</sup>

Bedroom 1: 13.89m<sup>2</sup>

Bedroom 2: 11.19m<sup>2</sup>

Bathroom: 4.12m<sup>2</sup>

WC: 1.31m<sup>2</sup>

Cellar: 2.42

Total living area: 69.43m<sup>2</sup>

Garden : 23.66m<sup>2</sup>

Patio: 12.50m<sup>2</sup>

Total exterior: 36.16m<sup>2</sup>

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES

All floors in the living areas and wet rooms are tiled and the bedrooms have parquet flooring. The bathrooms are equipped with a sink on a cupboard with drawer, a mirror with a strip light and a heated towel dryer. WCs are suspended. For your comfort there is double glazing and gas central heating with individual counter.

Other apartments are available from one bedroom to three bedrooms priced from 218,000 euros to 420,000 euros.

Each apartment has its own private outside space, balcony, loggia or garden, and underground parking.

Nearby

300 meters to the nearest bus stop

3km to the centre of Chambéry

7 km via the A41 to Aix-les-Bains, Annecy is also accessed by the same route

12 km to Lac du Bourget

Crèche, primary school and secondary school

Shops and a shopping centre

Parc

Swimming pool