

For sale off plan one bedroom apartment in an Eco responsible residence on the outskirts of Chambéry



## INFORMATION

Town:	Cognin
Department:	Savoie
Bed:	1
Bath:	1
Floor:	49 m2
Outside Space:	10 m2



## IN BRIEF

For sale in a new build residence a one bedroom apartment in an eco-responsible building integrated into the countryside, with loggia and underground private parking.

Residence labelled « Biobased building level 2'' a distinction that attests that a significant part of the building materials is obtained from plant biomass. The promise from the developers is to plant one tree for every resident in the development.

## 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 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.

Open plan living designed to give optimum natural light to this 1 bedroom apartment with an entrance hall, bathroom, bedroom, a kitchen/living space, utility room ready for installing your washing machine, loggia and storeroom. Underground parking. Double glazing and gas central heating with individual counter.

The floors in the living area and bathroom are tiled, and the bedroom has parquet flooring.

The kitchen has a sink with under cupboard installed and the connections ready to install your dishwasher, electric hob and refrigerator.

The bathroom is equipped with a sink on a cupboard with drawer, a mirror with a strip light and a radiator-towel dryer. WC is suspended.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Layout

Entrance hall : 2.77m<sup>2</sup>

Kitchen/living area : 25.39m<sup>2</sup>

Bedroom : 13.57m<sup>2</sup>

Bathroom : 5.89m<sup>2</sup>

Utility room : 1.42m<sup>2</sup>

Total living area : 49m<sup>2</sup>

Loggia : 7.93

Storeroom : 2.54m<sup>2</sup>

Total exterior : 10.47m<sup>2</sup>

Underground parking

Other options 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 which could be a balcony, loggia or garden, and an underground parking space.

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