

## High quality 3 bedroom new build apartment for sale in Aix Les Bains close to the lake



## INFORMATION

Town:	Aix-les-Bains
Department:	Savoie
Bed:	3
Bath:	2
Floor:	84.06 m2
Outside Space:	10 m2

## IN BRIEF

This high quality off plan apartment is ideally located in a quiet environment, in the very heart of Aix Les Bains, just a stone's throw from the amenities and within walking distance of the stunning Lac du Bourget. The property features 3 bedrooms (one with shower room), a bathroom, an open plan kitchen and living area which opens out onto a large balcony. The apartment also boasts 2 private, covered parking spaces.

Delivery is due in 2026

## 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

Apartment ref: A301

Entrance hall with built in storage - 11.56 m<sup>2</sup>  
Large open plan kitchen and living space of 31.22 m<sup>2</sup>  
(with access to the balcony)  
Bedroom 1 - 12.59 (with shower room : 1.9 m<sup>2</sup>)  
Bedroom 2 - 9.13 m<sup>2</sup>  
Bedroom 3 - 10.37 m<sup>2</sup>  
Bathroom - 3.9 m<sup>2</sup>  
Cellar - 1.99 m<sup>2</sup>  
Wc - 1.31 m<sup>2</sup>  
Balcony 9.97 m<sup>2</sup>

All the apartments are finished with the following high standards:

Built in storage  
Covered parking  
Bike storage  
Secure residence with video intercom

The Region:

A spa town renowned for its idyllic setting, Aix-Les-Bains is beautiful, charming and timeless. Bordered by the waters of Lac du Bourget, the town often referred to as the Riviera of the Alps has incredible assets to guarantee you an enchanting to guarantee you an enchanting future in one of the most sought-after areas in the Savoie.

Ideally located between Annecy and Chambéry, at the crossroads of the Lyon-Turin and Geneva-Grenoble transport routes, Aix-les-Bains is an attractive area with easy access and great transport links.

Steeped in Art and History, Aix-Les-Bains boasts a rich cultural and natural heritage. Aix-Les-Bains is also a great place to live, rest and relax. The town's tourist appeal is linked to the lake, making it possible to enjoy a wide range of water sports. Nearby, Mont Revard offers mountain bike trails, downhill and cross-country ski runs.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES