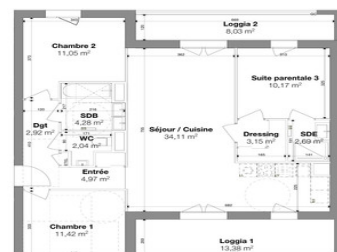


Three bedroom newbuild apartment for sale in St Julien en Genevois, ideal for cross border workers



INFORMATION

Town:	Saint-Julien-en-Genevois
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	86.8 m2
Outside Space:	13 m2



IN BRIEF

This is the last remaining 3 bedroom apartment in this development which is already proving very popular. These apartments will not hang around for long - do contact us for further information and to reserve yours. The location is ideal for those working in Geneva or wishing to invest in property.

3 bedrooms including a parental suite with shower
North and south facing loggia
A bathroom and separate WC
Light and airy open plan living room and kitchen

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

Ideal location in the heart of St Julien en Genevois

The Development

Set in a strategic position just 2km from the Swiss border, this is one of the most sought-after communes in Haute Savoie. All your daily needs are catered to locally – shops, schools, public transport, sports centre...

As a redevelopment of an old post office sorting site, this will add landscaped grounds of 2000m2 to the entry to the town, providing a calm and green space to live.

There are a range of light filled, spacious apartments available from 1 to 4 bedrooms starting at 252 000€ - please ask if you don't see what you are looking for.

Each apartment benefits from it's personal outside space and a storage cellar. There is secure bike storage, secure access to parking and the building and all areas conform to the latest insulation and sound insulation norms.

The Area

The town boasts a rich history, scenic landscapes, and a blend of French and Swiss cultural influences. Its proximity to the Alps provides stunning views and outdoor recreational opportunities from skiing to lake activities to mountain walking.

Access

Bus lines near the residence

Train

Saint-Julien-en-Genevois station 15 min walk with trains to : - Geneva in 46 min.

- Annemasse in 13 min

- Bellegarde in 21 min

Car

Motorways A40 et A41 - 5 min.

LOCAL TAXES

Taxe habitation: EUR

NOTES