

## DIVONNE, LUX APARTMENT / penthouse T5, 113,77 m2, terrace 61,2m2, 2 garages, cave



## INFORMATION

Town:	Divonne-les-Bains
Department:	Ain
Bed:	4
Bath:	2
Floor:	114 m2
Outside Space:	61 m2



## IN BRIEF

DELIVERY FIRST TRIMESTR 2026

Stunning apartment for sale, with 4 bedrooms. 113,97m2; terrasse 61,2 m2; salon + kitchen 41,26m2; entrance 5,79m2; bedrooms 12,24m2; 12,12 m2; 12,27m2; 9,64m2; laundry room 6,28 m2; bathroom 5,16m2; shower room 4,10m2; WC 2,63 m2, storage 2,27m2. Cave plus 2 garages included in the price. 3th floor

## 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

PRESTIGE comprising 1 building complex with 29 housing units for first-time buyers in 2 multi-family buildings (buildings A and B), 16 social housing units in 1 multi-family building (building C) and parking spaces on 1 basement level.

Heating system :

Individual gas-fired boiler with aesthetic white-lacquered radiators on the ground floors (R+1+2)

Underfloor heating on the top attic levels

Garden hedges and personal hedges maintained by customers.

Services :

Tiling Entrance hall, living room, kitchen: 60 x 60 porcelain stoneware tiles laid straight with matching tiled skirting boards. Bathroom, WC, toilet

Bathrooms, WCs, toilets: 45 x 45 porcelain stoneware tiles with matching skirting boards.

Parquet flooring Bedrooms: glued-laminate flooring laid floating on soundproofing, with white melamine wood skirting boards, Berry Alloc brand or equivalent.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES