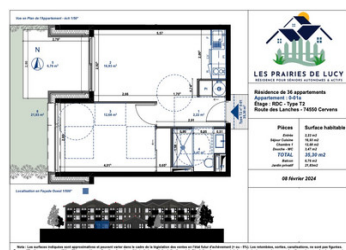


## Independent 1 bedroom apartment for seniors in the rural village of Cervens



## INFORMATION

Town:	Cervens
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	35.3 m2
Outside Space:	29 m2



## IN BRIEF

This new development is more than just a place to live—it's a home. Built on values like trust, respect, sharing, and service excellence, this residence invites seniors to experience freedom and comfort in an exceptional environment.



This apartment offers 35,30m2 of living accommodation with a fully fitted kitchen, lounge/dining room, 1 bedroom and a bathroom. A well exposed West facing terrasse of 6.76m2 and garden of 21,83m2 is ideal for enjoying the surrounding countryside whether it's breakfast, lunch or dinner time!

## 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

Discover Your Dream Senior Residence in the quiet rural village of Cervens situated only 12 km from the busy vibrant town of Thonon-Les Bains.

Feel at home in a secure, welcoming community. The residence is surrounded by nature, offering a serene and beautiful setting close to Lake Geneva. Residents can enjoy modern apartments with the option to bring their own furnishings.

All the apartments feature spacious and bright rooms, fully equipped kitchens, living areas leading to private terraces, and are designed for accessibility.

Each unit is designed to promote autonomy and ensure safety, featuring:

- personal phones
- WiFi
- fall detection systems
- intercoms.

Freedom of Choice - Ownership and Rental Options:

Rental: Enjoy a quality, easy-living space with minimal obligations.

Ownership: Purchase options are available through off-plan sales (VEFA), providing financial and tax benefits. Ownership allows residents to pass on assets to their children.

Residents have full access to common indoor areas like a restaurant, bar, salon, spa, library, and laundry facilities, as well as outdoor areas such as a pool, garden, and petanque court.

Prices indicated are without VAT - the price total would be 304645€ TTC - The VAT could be recuperated depending on usage.

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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