

Newbuild, spaciuos penthouse with U shape terrace 66m2; 3 bedrooms, center of St Julien et Genevois



## INFORMATION

Town:	Saint-Julien-en-Genevois
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	104 m2
Outside Space:	66 m2

## IN BRIEF

Delivery 1st trimestre 2027:

Luxurious apartment, penthouse on the 4th floor of 103,70m2; with the U shape terrasse of 66 m2, direction south, east and west.

With 3 parking lots and 2 caves included in the price.

Entrance 6,27m2; Bathroom 6,38 m2; shower room 3,26m2; WC 3,47m2; storage room 9,96 m2; first bedrooms 11,73m2; second bedroom 10,06m2; third bedrooms 12,9 m2; salon + kitchen 42,44m2.

## 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 center of St Julien en Genevois, just 2km from the Swiss border.

Its perfect place for all those working in Geneva with all its transport connection such as train to Geneva, Annemasse, or by motorway to Geneva boarder and Geneva international airport.

Living in Saint-Julien-en-Genevois offers a unique blend of French charm and proximity to the Swiss border. Nestled in the picturesque Haute-Savoie region, this vibrant town is known for its stunning mountain views and lush green spaces, making it an ideal location for outdoor enthusiasts. Residents enjoy a relaxed lifestyle, with a variety of local shops, cafés, and restaurants that foster a strong sense of community. The town's excellent transport links to Geneva make it perfect for commuters, while its rich cultural heritage and numerous recreational activities provide a fulfilling lifestyle. With a family-friendly atmosphere and a variety of amenities, Saint-Julien-en-Genevois is a wonderful place to call home.

This new project offers modern and comfortable live style environment, with green partial division between buildings, children playground etc.

There are still for sale a range of modern apartments from 1 to 4 bedrooms on 5 store building with either balcony or terrace.

Each apartment's price includes the storage cellar and parking or garage.

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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