

A new top floor 3 bedroom duplex apartment with roof terrace for sale in Sciez-sur-Leman, close to Geneva



INFORMATION

Town:	Sciez
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	82.46 m2
Outside Space:	53 m2

IN BRIEF

This off plan 3 bedroom apartment is set in a great location for frontaliers working in Switzerland and in terms of local life. This duplex is set over the 3rd and 4th floors and has a magnificent roof terrace. You are a short stroll from the local supermarket, school and shops. The residence is made up of four low rise buildings offering a range of large, bright properties which vary in size from 2-4 bedrooms and are part of a large park enjoying mature trees and new planting from local sources. There is secure parking and bike storage

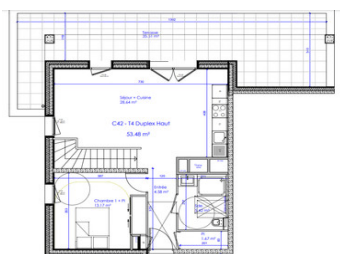
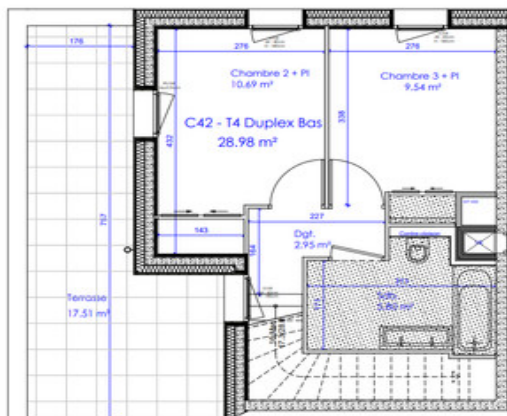


ENERGY - DPE

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Apartment Lot C42

Entry via the lower level

Bathroom - 5.8m²

Bedroom 1- 10.89m² with access onto the terrace

Bedroom 2- 9.54m²

Large terrace of 17.51m²

Upper level

Open plan living and kitchen - 28.64m² with access onto the roof terrace

Bedroom - 13.17m²

Shower room - 5.42

Built in storage

Terrace of 33.51m²

Living in Sciez-sur-Léman offers a unique blend of serene lakeside beauty and charming village life. Nestled along the shores of Lake Geneva, residents enjoy stunning views of the water and the surrounding mountains. The community is characterized by its friendly atmosphere, picturesque streets, and a rich array of outdoor activities, including hiking, sailing, and cycling. With a mix of local shops, cafés, and cultural events, Sciez-sur-Léman provides a tranquil yet vibrant lifestyle, making it an idyllic spot for those seeking both relaxation and adventure.

Local buses and Thonon train station around 10 minutes from the residence

Geneva international airport - 33 km

Thonon port for the Lausanne shuttle boat - 16 minutes

Beaches and port 15 minutes

Annecy - 70km

Please contact us for more information or details about the range of apartments available.

Information about risks to which this property is exposed is available on the Géorisques website :