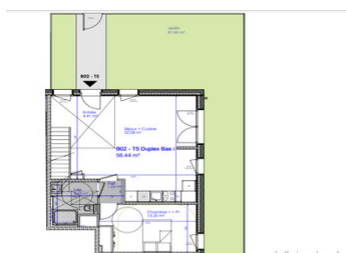


A new 4 bedroom duplex garden apartment for sale in Sciez-sur-Leman, close to Geneva with parking



## INFORMATION

Town:	Sciez
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	103.82 m2
Outside Space:	62 m2



## IN BRIEF

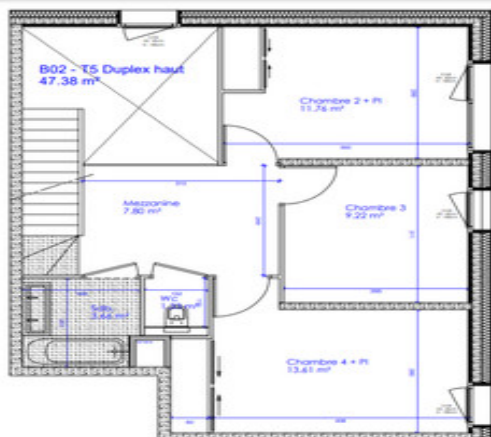
This light and airy off plan 4 bedroom apartment is set in a great location for frontaliers working in Switzerland and in terms of local life. This duplex is set on the ground and first floors and has a large garden. You are a short stroll from the local supermarket, school and shops. The residence is 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

Lot B02

Enter into a large open plan living room/ kitchen of 56.44m² with access on 2 sides to the garden.

Bedroom 1 with built in storage

Shower room

Stairs to the upper floor where there are 3 further bedrooms, a bathroom with independent WC and mezzanine area.

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.

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