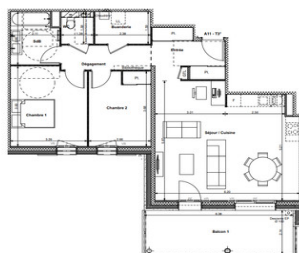
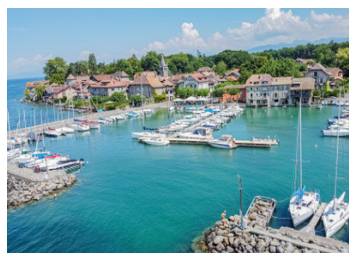


Stunning new build apartment in the centre of the historic village of Nernier, steps from lake Geneva.



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Nernier
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	78.5 m2
Outside Space:	13 m2

IN BRIEF

Located in the centre of this historic lakeside village, this highly anticipated residence will have 30 stunning apartments. The building will be built to fit seamlessly into the local architectural charm, with stone walls and contemporary finishes.

30 apartments of different sizes with gardens for the ground floor dwellings, and balconies and terraces for the apartments on the upper levels.

Each apartment comes with a garage and parking space, along with a basement room to store seasonal things, and a bike / paddleboard storage per apartment.

Nernier is a wonderful village, with medieval roots and a fully cosmopolitan vibe, named the pearl of the lake, this dreamy village is highly sort after and has a population of over 35 different nationalities, you'll fit right in!

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

New Build residence with various sized apartments available, fully customizable with choice of finishings.

Designed by a highly reputable architect and built by a local and highly experienced company this development has a charm that suits perfectly the village.

12 x One bedroom apartments with choice of garden or terrace
From 43M2 to 47M2 with garage, parking space, storage rooms

12 x Two bedroom apartments with choice of garden or terrace
From 66M2 to 78M2 with garage, parking space, storage rooms

4 x Three bedrooms apartments with choice of garden or terrace
From 85M2 to 89M2 with garage, parking space, storage rooms

Please contact Benjamin Shrimpton, your local Leggett immobilier agent who can fully guide you through the project and help you choose your perfect apartment.

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