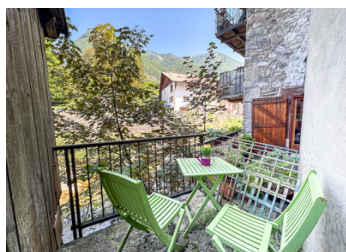


Freshly decorated 2 bedroom apartment in the centre of the historic quarter of Taninges.



INFORMATION

Town:	Taninges
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	63 m2
Outside Space:	6 m2



IN BRIEF

This spacious 2 bedroom apartment offers 63 sq m of living space and is located on the second floor of one of the original buildings in Taninges.

Overlooking the old village centre with its ornate water fountain and the river Foron on the other side

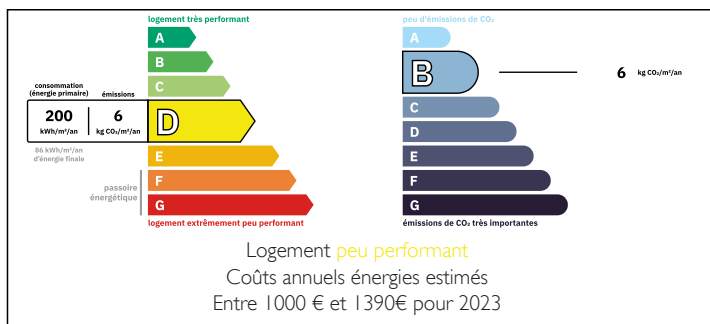
The apartment has been recently re-decorated and includes a newly fitted kitchen, double-glazed windows and new flooring.

Summary:

- entrance hall
- kitchen with dining area
- living room
- 2 double bedrooms
- shower room
- wc

Plus large cellar for storage & shared terrace area

ENERGY - DPE



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.

Various ski resorts are within easy driving distance, including Les Gets, Samoens, Morillon and Braz...



DESCRIPTION

Located in one of the original riverside properties in Taninges, this 2 bedroom apartment offers excellent value for money and is just 50 km from Geneva.

New heating boiler:

**8 km to Morillon; 9 km to Les Gets; 11 km to Samoens, 14 km to Praz de Lys

10. km to Cluses and 20 km to Bonneville.**

Buying a property in Taninges, France, offers numerous benefits. Situated in the stunning north-western French Alps, the area boasts breathtaking mountain views and easy access to outdoor activities like hiking and skiing. This includes access to the popular ski resorts of Les Gets for the Portes du Soleil, Morillon, for the Grand Massif and the charming local ski area of Praz de Lys Sommand.

LOCAL TAXES

Taxe habitation: EUR

Taninges provides a peaceful lifestyle while being close to Geneva and the Arve valley, making it convenient for commuters. The town is rich in cultural heritage, with historical landmarks like the Chartreuse de Mélan and Eglise Saint-Jean-Baptiste. Additionally, the proximity to Lake Geneva and Annecy adds to the appeal. With its natural beauty, cultural charm, and investment potential, Taninges presents an attractive opportunity for property buyers either for a primary or secondary residence.

NOTES

Contact us for more details.

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