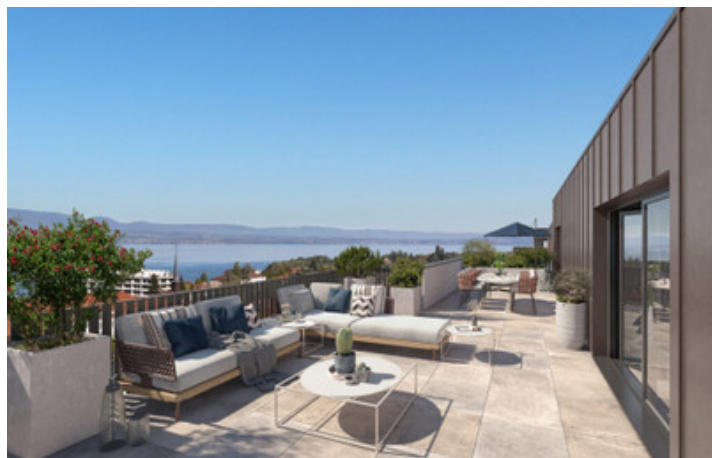
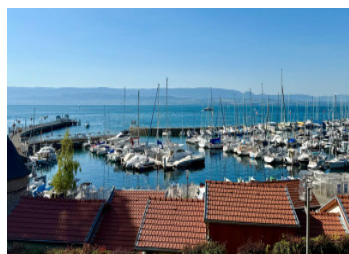


4-room new apartment with a large terrace and parking space, 400 metres from the centre of Thonon-les-Bains



INFORMATION

Town:	Thonon-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	79.35 m2
Outside Space:	108 m2



ENERGY - DPE

DPE not required.

IN BRIEF

Discover this brand new four-room apartment in Thonon-les-Bains, featuring a stunning terrace measuring over 100 square metres, in a residence scheduled for completion in the second quarter of 2026.

This apartment will offer all modern comforts, close to the town centre and Lake Geneva.

For cross-border commuters, public transport links provide access to Geneva or Lausanne in less than an hour.

Located on the southern shore of Lake Geneva, 34 km from Geneva, Thonon-les-Bains offers an exceptional living environment combining water activities and mountain sports. Also renowned for its thermal waters and its wellness-oriented atmosphere, the town is economically dynamic within the Greater Geneva area.

This residence complies with RE 2020 regulations and will offer magnificent green spaces and a shared vegetable garden, perfect for enjoying a pleasant

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

For sale: a new 4-room apartment with a large terrace and parking space, located on the fifth floor and facing north-west.

This modern residence will comprise 35 units, ranging from studios to 4-room apartments, and is scheduled for completion in the second quarter of 2026.

It will consist of three 6-storey buildings, ideally located just 400 metres from the city centre, close to Lake Geneva and public transport.

For cross-border commuters, Geneva and Lausanne are less than an hour away by train or boat.

The apartments will combine elegance and functionality, with high-quality materials carefully selected to ensure your comfort. Imagine large bay windows flooding your interior with natural light while promoting energy savings. You can enjoy your superb terrace offering breathtaking views of the lake and surrounding mountains.

Living in Thonon-les-Bains means embracing a pleasant lifestyle between lake and mountains, with easy access to a multitude of water and outdoor activities. Enjoy the town's famous thermal waters and friendly atmosphere, while benefiting from optimal connectivity thanks to the Léman Express and the proximity of Geneva.

Don't miss this opportunity to live in a unique place where comfort and nature meet.

Other four-bedroom apartments are also available. Please do not hesitate to contact me for further information.

Virginie Sidler, your local Leggett real estate agent, will guide you through your project and help you choose the apartment of your dreams !

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

LOCAL TAXES

Taxe habitation: EUR

NOTES