

Ground floor newbuild 4 bedroom apartment for sale with terrace and garden close to Geneva includes 2 garages.



INFORMATION

Town:	Divonne-les-Bains
Department:	Ain
Bed:	4
Bath:	2
Floor:	108.16 m2
Outside Space:	164 m2

IN BRIEF

This 4 bedroom apartment is a light and airy ground floor property with large terrace and garden. There is spacious, open plan living, plenty of built in storage plus a laundry room.

Delivery is due in the first quarter of 2026

Last few remaining apartments in this lovely development - call us now to reserve your new property.



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.

DESCRIPTION

The residence is made up of a 1 building complex with 29 housing units for first-time buyers in 2 multi-family buildings (buildings A and B), 16 social housing units in 1 multi-family building (building C) and parking spaces on 1 basement level.

Heating system :

Individual gas-fired boiler with aesthetic white-lacquered radiators on the ground floors (R+1+2)

Underfloor heating on the top attic levels

Services :

Tiling Entrance hall, living room, kitchen: 60 x 60 porcelain stoneware tiles laid straight with matching tiled skirting boards. Bathroom, WC, toilet

Bathrooms, WCs, toilets: 45 x 45 porcelain stoneware tiles with matching skirting boards.

Parquet flooring Bedrooms: glued-laminate flooring laid floating on soundproofing, with white melamine wood skirting boards, Berry Alloc brand or equivalent.

Living in Divonne-les-Bains offers a unique blend of natural beauty, tranquility, and convenient access to both French and Swiss lifestyles. Nestled between the Jura Mountains and Lake Geneva, this charming spa town is known for its thermal baths, lush green spaces, and a relaxed pace of life. The local farmers' market, scenic walking trails, and vibrant cultural events create a strong sense of community. Its proximity to Geneva—just a short drive away—makes it ideal for cross-border professionals seeking a peaceful home environment while remaining connected to an international city. With its mix of French charm and cosmopolitan influence, Divonne-les-Bains is both a serene retreat and a practical place to live.

Transport links

Divonne is well served by local bus lines providing links into Geneva

Geneva airport - 17km (approx 10...

LOCAL TAXES

Taxe habitation: EUR

NOTES