

New build two bedroom ground floor apartment with large terrasse, garden and private parking on Swiss border



INFORMATION

Town:	Saint-Julien-en-Genevois
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	0 m2

IN BRIEF

Apartment of 71,67 m2 with two bedrooms at the ground floor, orientation south/west.

With cave, the garden of 28,8 m2 and the terrace 28,1 m2.

Salon and kitchen 28,66 m2; first bedroom 15,66 m2, second bedrooms 10,14 m2; entrance 10,09 m2 with inbuilt closet; WC 2,09 m2; bathroom 4,52 m2.

delivery date end of 2027

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

Residential environment in Saint-Julien-en-Genevois near the Swiss border
Town center accessible in 4 minutes by bike with shops and services;

Residence comprising 44 new apartments with 2 to 5 rooms;
Includes 3 rooftop houses and a 4-room apartment with a large terrace;
Shared spaces: communal terrace, orchards, bicycle storage.

Biomass boiler room for eco-friendly and efficient heating;
Large tiles, parquet flooring in the bedrooms;
High-quality finishes and materials;
Kitchen installed on delivery, optional.
Secure underground parking; Secure and equipped bicycle storage;
Camera surveillance in the basement and common areas.

Future tram line to Geneva and proximity to the SNCF train station and bus lines.

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

NOTES