

Gex: new built T4, 77,65m2; 3th floor, balcony, box, South/East, on bus to Geneva and bus to ski slopes



## INFORMATION

Town:	Gex
Department:	Ain
Bed:	3
Bath:	1
Floor:	78 m2
Outside Space:	11 m2

## IN BRIEF

DELIVERY 2ND TRIMESTR 2025

Gex is historic, charming city close to Jura / nature and also close to Switzerland, on the direct bus to Geneva center and all international organizations.

## 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

Apartment T4( 3 bedrooms) of 77,65 m2 at the 3th floor with balcony of 11,10 m2. Entrance 4,30 m2; salon + kitchen 29,4 m2; first bedroom 12,90 m2; second bedroom 9,15m2; third bedroom 9 m2;storadge 4,65 m2; bathroom 5,05 m2; laundry room ,40 m2; WC 1 -1 ,95 m2; WC 2 - 1,10 m2.

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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