

Top floor 3 bedroom off plan apartment set in the historic centre in Ferney, with balcony and private parking



## INFORMATION

Town:	Ferney-Voltaire
Department:	Ain
Bed:	3
Bath:	2
Floor:	85 m <sup>2</sup>
Outside Space:	9 m <sup>2</sup>

## IN BRIEF

Apartment T4, 85,24m<sup>2</sup>; on the top 7th floor, orientation south/west with balcon of 9,09m<sup>2</sup>, parking lot.

Salon + kitchen 29,94m<sup>2</sup>; first bedroom 12,57 m<sup>2</sup>; second bedroom 11,99 m<sup>2</sup>; third bedroom 11,48 m<sup>2</sup>; bathroom 4,91 m<sup>2</sup>; shower room 2,70 m<sup>2</sup>; entrance 4,77 m<sup>2</sup>; WC 1,58.



## 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

At the entrance to Ferney, between the historic town center and the Franco-Swiss border.

"Impulsion" is part of an ecological approach that aims to obtain several labels and certifications guaranteeing high-quality, environmentally-friendly and energy-efficient construction.

The project calls for the use of bio-sourced materials, such as wood, in the architectural design. The residence is connected to an existing district heating plant. Particular attention will be paid to the management of rainwater through the creation of a rain garden at the heart of the block, and to biodiversity through a rigorous selection of plant species.

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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