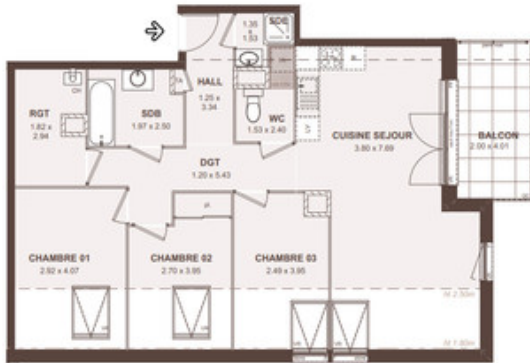


Off plan 3 bedroom apartment for sale in Neydens close to the Geneva border with private parking and balcony

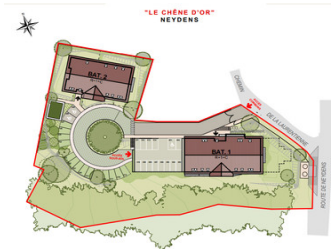
## INFORMATION

|                |              |
|----------------|--------------|
| Town:          | Neydens      |
| Department:    | Haute-Savoie |
| Bed:           | 3            |
| Bath:          | 1            |
| Floor:         | 86.26 m2     |
| Outside Space: | 8 m2         |



## IN BRIEF

A newbuild residence of 21 apartments set in 2 buildings in a sought after location in Neydens just 7 minutes from the Geneva border and 15km from Geneva. These apartments would be well suited as a primary residence or as an investment. Sizes range from 2-4 bedrooms with prices starting from 451000€



## 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

An off plan 3 bedroom apartment with bathroom and additional shower room, separate WC and storage. An open plan kitchen and living room with access onto the balcony.

The residence is made up of 2 farmhouse style buildings designed to fit in with the local architecture. Secure entry, underground parking, secure bike storage, and all the latest phonic and insulation standards are just a few of the benefits.

Location: With easy access to the A40, A41 and main motorway into Geneva. The train station at St Julien en Genevois is 4.6km away and the area is well served by local transport. In addition there is a planned extension to the Geneva tramway linking St Julien en Genevois to Grand-Lancy.

Geneva International airport - 17km

There is a creche 220m away and the elementary and maternal schools just opposite the residence. The College Jean-Jacques Rousseau at Saint-Julien-en-Genevois is 38 min by bus and the Lycée Madame de Staël at Saint-Julien-en-Genevois is 11 mins by car.

A large shopping centre and supermarket along with a climbing wall and leisure centre are 2.1 km by car.

Neydens is a charming village located in the Haute-Savoie department in southeastern France, near the Swiss border. Nestled in the picturesque French Alps, Neydens offers stunning mountain views and a peaceful countryside atmosphere. It's best known for the Vitam leisure complex, which attracts visitors with its spa, pools, fitness areas, and shopping outlets. Despite its small size, Neydens is a vibrant...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES