

Attractive 3 bedroom apartment ideally situated with a balcony in the heart of Douvaine



INFORMATION

Town:	Douvaine
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	77 m2
Plot Size:	0 m2



IN BRIEF

Ideally located, this pretty apartment offers a pleasant setting on the 3rd floor in the heart of the town of Douvaine. The kitchen provides access to the balcony which is a beautiful setting to enjoy a breakfast a lunch or evening drink to relax from your day.

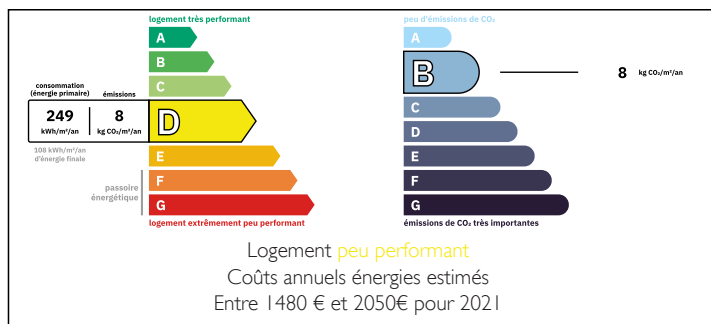
The apartment comprises an entrance hall, large bright kitchen/living room with balcony, 3 bedrooms, wc and bathroom.

Individual electric heating.

Cellar and garage.

In the centre of Douvaine you a but a stone throw away from all commerce (bakers, butchers, chemist, shops, banks and schools)

ENERGY - DPE



Easy access to Geneva by car and by bus, with the

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.



LOCAL TAXES

Taxe foncière: 954 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Douvaine is a local but dynamique town on the outskirts of Switerland in the Haute-Savoie. The town is bursting with local commerce, restaurants, a cinema and associations as well as schools from nursery through to secondary.

In terms of leisure activities, Lake Geneva and the Tougues beach at Chens-sur-Léman are just a 5-minute drive away.

For winter skiing, the Portes du Soleil ski area, with its 650 km of pistes, is just 1 hour's drive away, making it easily accessible for a day of winter sports.

Geneva airport is just 25 km away, a 40-minute journey.

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