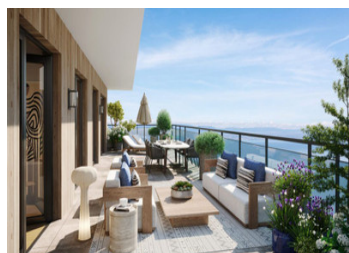
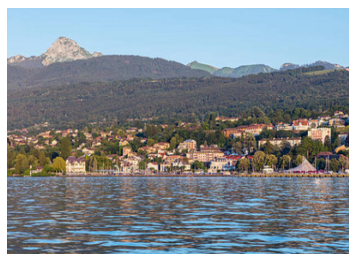


Superb new 3-room apartment in a sought-after neighbourhood in the hills above Evian, overlooking the lake.



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Évian-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	81.67 m2
Outside Space:	40 m2

IN BRIEF

Discover this magnificent new 3-room apartment, ideally located close to the Evian Resort Golf Club, a short walk from Lake Geneva and near the centre of Evian.

This bright top floor apartment offers breathtaking views of the lake and mountains. The spacious living area, bathed in natural light thanks to large bay windows, opens onto a private terrace of over 40 m², perfect for enjoying magnificent sunsets.

The apartment comprises a contemporary living room, a cosy lounge and a modern, fully equipped open-plan kitchen. There are also two welcoming bedrooms and an elegant bathroom.

This new 4-storey residence has a communal garden, offering a peaceful and green setting. Ideal for golf enthusiasts and those looking for a pleasant living environment, this apartment combines modern

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

This magnificent new 3-room apartment is located in Évian-les-Bains, in a residence scheduled for completion in the fourth quarter of 2025.

This modern residence will offer all the necessary comforts, proximity to the town centre, the shores of Lake Geneva and the landing stage with its boats serving the city of Lausanne in Switzerland.

The apartments enjoy breathtaking views of the lake. Évian, a town famous for its mineral waters and its wellness-oriented atmosphere, offers an exceptional living environment, combining water sports, thermal baths and mountain sports.

The town, rich in architectural and cultural heritage, also attracts many visitors thanks to its events and festivals throughout the year.

The residence will also benefit from a communal garden, offering a space for residents to relax and socialise.

The last remaining 2 and 3 bedrooms apartments will not hang around for long. Please contact me for more information.

Virginie Sidler, your local Leggett estate agent, will guide you through your project and help you choose the apartment of your dreams!

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