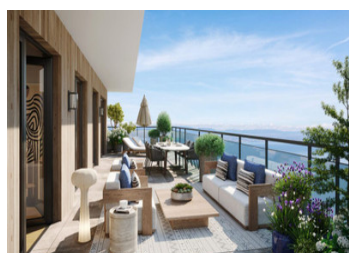
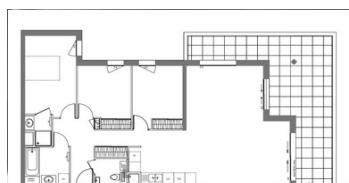


4-room new build in Evian overlooking Lake Geneva and close to the golf course



INFORMATION

Town:	Évian-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	96.05 m2
Outside Space:	30 m2



IN BRIEF

Discover this magnificent new 4-room apartment, ideally located close to the Evian Resort Golf Club, a few steps from Lake Geneva and 2 kilometres from the town centre.

This apartment will be very bright thanks to large bay windows and will open onto a private terrace of over 30 m², perfect for socialising in fine weather.

The apartment includes a spacious living room/kitchen of over 43 m² opening onto the terrace.

There are also three cosy bedrooms, a bathroom and a shower room.

This new 4-storey residence, overlooking the lake, has a communal garden and offers a peaceful and green setting in a sought-after neighbourhood.

Ideal for golf enthusiasts and those looking for a

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

Discover this magnificent new 4-room apartment 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 boats to Lausanne.

The apartments enjoy breathtaking views of the lake. Évian, a town famous for its mineral waters and wellness-focused 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.

Another three-bedroom apartment is available. 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