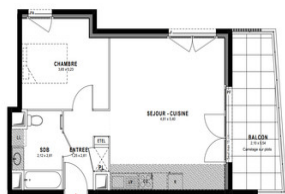


New 2-room apartment near the centre of Thonon-les-Bains, Lake Geneva and one hour from Geneva or Lausanne.



INFORMATION

Town:	Thonon-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	47.07 m2
Outside Space:	10 m2



ENERGY - DPE

DPE not required.

IN BRIEF

Discover this new two-room apartment located in Thonon-les-Bains, in a residence scheduled for completion in the third quarter of 2027.

The residence will offer all modern comforts, proximity to the town centre, the lake shore and public transport.

For cross-border workers, Switzerland is easily accessible by train or boat in less than an hour.

Thonon-les-Bains offers an exceptional living environment, combining water activities and mountain sports.

Renowned for its thermal waters and its wellness-oriented atmosphere, the town also boasts a dynamic economy within the Greater Geneva area, attracting many professionals.

This small-scale residence has only 48 apartments, offering a balance between conviviality and privacy.

The two buildings that will make up the complex will be arranged around a beautiful communal garden, creating a very pleasant family environment.

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 two-room apartment, ideally located less than a 15-minute walk from the city centre and public transport, and close to Lake Geneva.

Delivery is scheduled for the third quarter of 2027. It will be located on the fifth floor with a south-east exposure and will have a private balcony and a parking space.

The contemporary residence will consist of 48 apartments, ranging from studios to four-bedroom apartments, spread over two six-storey buildings.

The apartments will combine elegance and functionality, with high-quality materials carefully selected to ensure your comfort.

Living in Thonon-les-Bains means choosing an exceptional lifestyle between lake and mountains, with privileged access to a multitude of water and outdoor activities.

Enjoy the town's famous thermal waters and friendly atmosphere, while benefiting from optimal connectivity thanks to the Léman Express.

Don't miss this unique opportunity to live in an environment where comfort and nature meet!

Other one-bedroom apartments available. Contact me for more information.

Virginie Sidler, your local estate agent at Leggett, is at your disposal to accompany you throughout 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