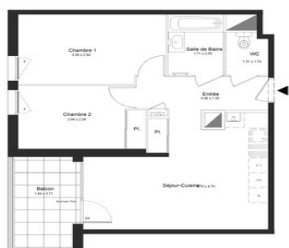


Beautiful new 3-room apartment in a quiet location close to the city center, the lake and public transport.



## INFORMATION

|                       |                         |
|-----------------------|-------------------------|
| <b>Town:</b>          | <b>Thonon-les-Bains</b> |
| <b>Department:</b>    | <b>Haute-Savoie</b>     |
| <b>Bed:</b>           | <b>2</b>                |
| <b>Bath:</b>          | <b>1</b>                |
| <b>Floor:</b>         | <b>56.56 m2</b>         |
| <b>Outside Space:</b> | <b>6 m2</b>             |



## IN BRIEF

Discover this superb new three-bedroom apartment in Thonon-les-Bains, which will be completed in the fourth quarter of 2027.

This future residence, consisting of three buildings, will be located in a quiet cul-de-sac, just a few minutes' walk from the city center and the train station.

Cross-border commuters will be able to reach Geneva in less than an hour.

Thonon-les-Bains, a spa town, enjoys an attractive location.

On weekends everything is at your disposal: relaxing on the beach, dining at the Port de Rives, strolling in the Ripaille forest, cycling around the lake, mountain biking in the mountains, etc.

The nearest ski resorts, such as Morzine, Avoriaz, and Les Gets, are accessible by car in about 45 minutes.



## 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

Don't miss the opportunity to become the owner of this superb three-bedroom apartment, scheduled for completion in the fourth quarter of 2027.

Located in a future development consisting of three buildings, this apartment offers a modern and comfortable living environment.

Nestled in a quiet cul-de-sac, you'll be just a few minutes' walk from the city center and the train station, making your travels easier, especially to Geneva, which can be reached in less than an hour.

The residence will have a bicycle storage room, perfect for cycling enthusiasts and those looking to adopt an eco-friendly lifestyle.

With its contemporary finishes and bright spaces, this apartment is ideal for enjoying the enchanting setting of Thonon-les-Bains.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Thonon-les-Bains, renowned for its exceptional quality of life, is located on the shores of Lake Geneva and surrounded by majestic mountains. Water sports on the lake and whitewater sports on the Dranse River await you, as do the family resorts of Bernex and Thollon-les-Mémises, less than 20 km away, and the famous Portes du Soleil ski area, accessible in about an hour's drive.

As a renowned spa resort, Thonon-les-Bains has elevated wellness to a lifestyle. Its economic vitality should not be underestimated: as a member of Greater Geneva, the area offers 451,000 jobs, attracting many workers eager to broaden their professional horizons through efficient mobility. Come discover your future home in Thonon-les-Bains, where nature, well-being, and professional opportunities come together to create a privileged living environment. Seize this unique opportunity to live in a region where every...