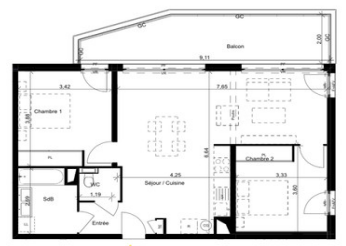
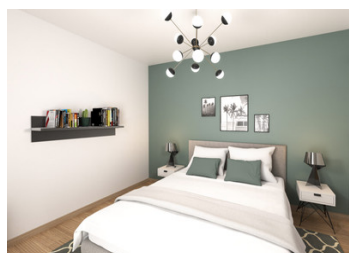
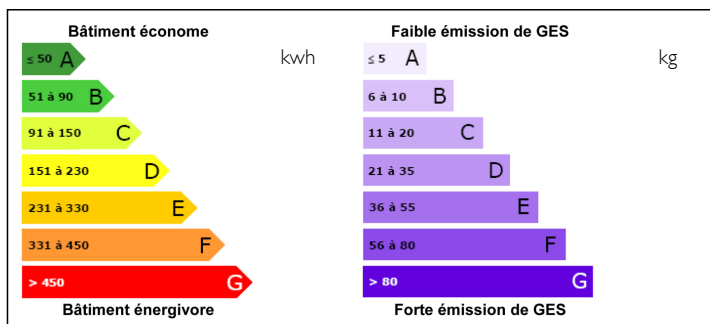


Evian-les-Bains, stunning Lake Geneva views from this new build second-floor apartment.



## ENERGY - DPE



## INFORMATION

Town:	Évian-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	17 m2

## IN BRIEF

The stunning views over Lake Geneva from this fabulous off-plan apartment will be nothing short of magical. In summer, you'll be able to watch the sun set behind the Jura mountains on the opposite shore whilst sipping an after-work drink. In winter, you'll be able to enjoy your morning coffee whilst gazing at the Jura's snow-capped peaks. Exceptional setting with panoramic Lake Geneva (Lac Léman) views. Lake-facing balcony with glass balustrades to maximise those views. Relatively small development of 22 apartments spread over 2 individual buildings. Reinforced insulation conforming to current environmental norms (RT 2012). Gas heating with individual boilers. Generously-sized living areas oriented to enjoy maximum light. Commutable to Geneva and Lausanne. Easy access to skiing. This apartment comprises of a spacious opened plan kitchen living room of 36 m2, two bedrooms and a bathroom.

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

The spa town of Evian-les-Bains is known the world over for its famous mineral water and its thermal baths.

The town is also a premier golfing destination, with its manicured course playing host to The Evian Championship, an annual fixture on the women's professional golf tour.

Being right on the lake, Evian also boasts stunning views across Lac Léman, and is a fabulous location for water sports. The "Centre Nautique" has 3.5 hectares of lakefront lawns on which to sunbathe and take a dip in the refreshing waters. There are also two heated outdoor swimming pools. For sailing enthusiasts, Evian also offers an 800-berth marina and a sailing club where you can take lessons. In winter, there is plenty of skiing nearby, whether in the smaller resorts of Bernex and Thollon-les-Mémises, just 10 and 12km away from Evian, or on the 600km of pistes of the Portes du Soleil ski area.

Thanks to its excellent transport connections (details below) Evian is easily accessible from Geneva and also from Lausanne. This means that commuting daily into Switzerland from Evian is perfectly possible. Vibrant and international, Evian is a great place to live year-round, or a wonderful location in which to own a holiday home, or invest in a rental property.

TRANSPORT - Evian-les-Bains is 44km from central Geneva by road, and 50km from Geneva International Airport. - The new Léman Express train from Evian to Geneva...

## NOTES