

## Newbuild 2 bedroom apartment with balcony and covered parking, 2 km to CERN in Geneva



## INFORMATION

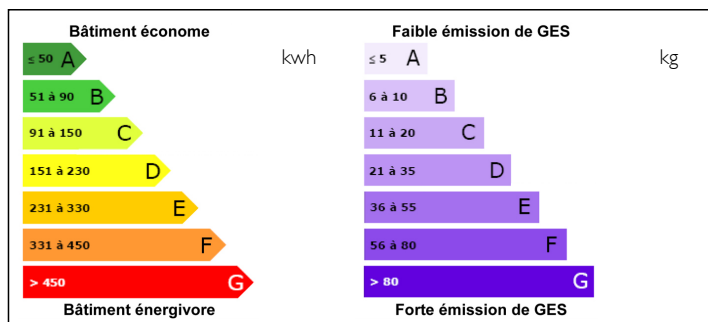
Town:	Saint-Genis-Pouilly
Department:	Ain
Bed:	2
Bath:	1
Floor:	70.09 m2
Outside Space:	13 m2



## IN BRIEF

A new build 2 bedroom apartment with two bedrooms, on the second floor, private parking, balcony. A large open plan living room and kitchen of 32.99m2 with access on to the balcony. Bedroom 1: 12.2 m<sup>2</sup> Bedroom 2: 9.63 m<sup>2</sup> Bathroom 5.4 m<sup>2</sup> Separate WC 1.92 m<sup>2</sup> Cave exterior: 4.81 m Entrance 4.20 m<sup>2</sup> Storeroom 3.2 m<sup>2</sup> Balcony 10.39m2

## ENERGY - DPE



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

Set at the gateway to Switzerland and Geneva this development is in an ideal location on the edge of St Genis Pouilly town, next to the International Lycee, the medical centre and a swimming pool. Well served by public transport. Each apartment enjoys a balcony or terrace and comes with an underground parking place/s.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES