

Beautiful 2 bedroom apartment in Archamps. Parking for 2 cars. Close to Geneva and transport links.



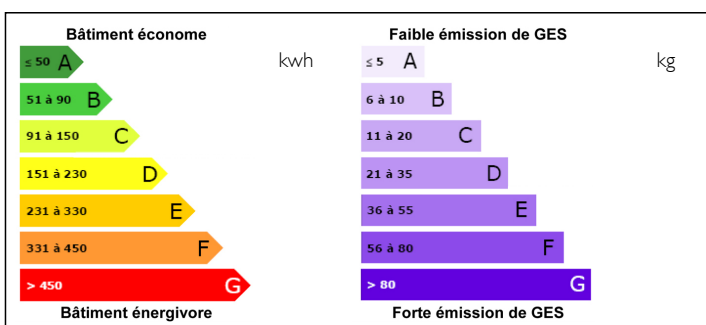
## INFORMATION

Town:	Archamps
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	63.4 m2
Outside Space:	16 m2

## IN BRIEF

A stunning 2 bedroom off-plan apartment for sale in an attractive new development, Fyloma Parc, situated on Chemin de Grandes Vignes, Archamps. Located on the first floor, this apartment is 63.4m2 with an additional 14,65m2 of balcony and loggia. Parking for 2 cars is provided by a garage and a private parking space. At the foot of the Salève mountain, located between lake and mountains, Fyloma Parc benefits from contemporary architecture and a south facing site with a view towards Geneva. It is just 3 km from the Swiss border, 2 minutes from the A40, a 20 minute drive (8,5km) to central Geneva and 30 mins to Annecy. Fyloma Parc is an "éco-resort" where surface traffic is virtually eliminated, heating is 100% wood, rain water will be recuperated and re-used, existing trees will be preserved with further planting ensuring an attractive, natural environment. Delivery date: Quarter 3 2024

## 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

### THE APARTMENT

Entrance hall + cupboard - 3.04m<sup>2</sup>

Bathroom – 4.68m<sup>2</sup>

Open plan living room and kitchen of 30.35m<sup>2</sup> with access on to balcony of 10.31m<sup>2</sup> with loggia of 4.24m<sup>2</sup>

Bedroom 1 with dressing - 14.58m<sup>2</sup>

Bedroom 2 – 9.53 m<sup>2</sup>

### VILLAGE/AREA:

Fyloma Parc in Archamps village, Haute Savoie.

Located at the foot of the Salève mountain on a south facing site with views toward Geneva and the Jura mountains.

Archamps village is composed of several hamlets and is characterised by it's duality of a traditional small village to the east of the D18 and a cutting-edge technopole to it's west, also home to an indoor tennis centre, an IMAX cinema and restaurants.

### TRANSPORT/ ACCESS:

By Car

French-Swiss border 3 km

The A40 motorway 2 mins

Geneva International Airport 19 km

Geneva centre 20 min

By public transport

The 62 bus from Collonges-sous-Salève to Plan-les-Ouates (1 stop in Archamps)

The M bus from Collonges-sous-Salève to Beaumont Le Châble (3 stops in Archamps)

### AMENITIES:

Groceries

Migros Supermarket : 7 min (by car)

Bakery: 450 m

Thursday food market: 750 m

Leisure

Vitam Parc leisure complex and commercial centre : 7 min (by car)

## NOTES