

Luxury 2 bedroom apartment near the centre of Taninges in a quiet riverside location. Skiing nearby.



## INFORMATION

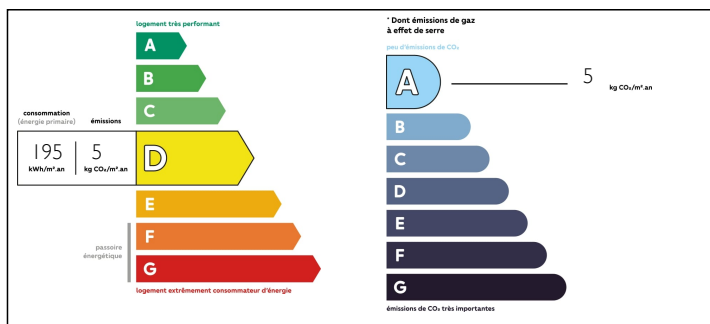
Town:	Taninges
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	92 m2
Outside Space:	10 m2



## IN BRIEF

\*NB, offer recently accepted. If you'd like to be notified if the situation changes, please contact us\*  
 Deluxe 2 bedroom ground floor apartment in a village house of just 4 apartments overlooking the river Foron in Taninges. Five minute walk to the centre of Taninges. The apartment has been completely refurbished to a high standard and, with high ceilings and big picture windows throughout, has a bright and modern feel about it. \*Just 10 mins drive to the ski resorts of Les Gets & the Grand Massif. Plus Praz de Lys\*  
 Summary: • large open plan living room and dining area with a wood-pellet stove • bright and modern kitchen with west-facing windows • modern bathroom with shower and bath • separate wc • 2 large double bedrooms with built-in closets • large cellar • enclosed garage • west-facing terrace beside the river

## 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

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The village of Taninges offers a charming and picturesque setting surrounded by the stunning French Alps. With its preserved architecture, cobblestone streets and riverside setting, it exudes a quaint and unique ambiance in the Giffre Valley.

This 2 bedroom apartment features an impressive 92 sq metres of living space, plus a large cellar of 15 sq m and a separate garage of 20 sq m.

Buying a property in Taninges, France, offers numerous benefits. Situated in the stunning north-western French Alps, the area boasts breathtaking mountain views and easy access to outdoor activities like hiking and skiing. This includes access to the popular ski resorts of Les Gets for the Portes du Soleil, Morillon, for the Grand Massif and the charming local ski area of Praz de Lys Sommand.

Taninges provides a peaceful lifestyle while being close to Geneva and the Arve valley, making it convenient for commuters. The town is rich in cultural heritage, with historical landmarks like the Chartreuse de Mélan and Eglise Saint-Jean-Baptiste. Additionally, the proximity to Lake Geneva and Annecy adds to the appeal. With its natural beauty, cultural charm, and investment potential, Taninges presents an attractive opportunity for property buyers either for a primary or secondary residence.

### Description:

The communal entrance provides access for two of the four apartments in the building. It includes a shoe storage and cupboard leading to the apartment's main entrance. This...

## NOTES