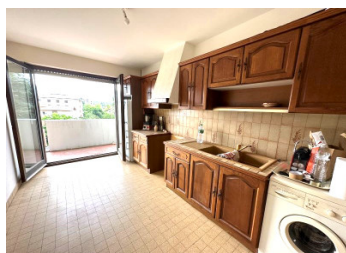


Spacious and light two-bedroom apartment close to Swiss border and new tram line.



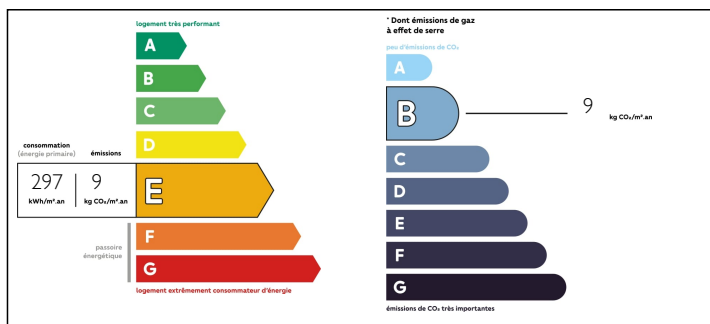
INFORMATION

Town:	Saint-Julien-en-Genevois
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	105 m2
Outside Space:	20 m2

IN BRIEF

Situated close to the Perly border crossing into Geneva, Switzerland, a 5 minute walk from central Saint Julien-en-Genevois and right by the new planned tramway into Geneva, this 105m2 (loi carrez) T4 apartment couldn't be better located. On the top floor of a secure apartment building the apartment benefits from views of the Mont Salève and the Jura mountains and has two balconies each of 10m2. Currently laid out as a 2-bedroom apartment but easily converted back into its original three bedroom layout, it has a spacious separate kitchen of 11.3m2, a large lounge of 27m2 with open fireplace, and adjoining dining or office area of 14.7m2. A garage of 19m2 and cellar of 5m2 are included, and there is plenty of additional storage in its separate and spacious loft of 50m2

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

This well-located spacious and light 105m² T4 apartment is close to the Swiss border crossing of Perly, to the new planned tramway into Geneva and just 5 minutes on foot from central Saint Julien-en-Genevois.

Also near by are the A40 and A41 with direct access to Chamonix Mt Blanc, Annecy and Lyon as well as family entertainment at Vitam Parc, the Pathé cinema complex and indoor tennis centre, all an 8 minute drive away. All essential amenities, an excellent private primary and secondary school, and a range of public primary and secondary schools are within easy walking distance.

The apartment is situated on the top floor of a secure apartment building, with superb views of the Salève and Jura, and is laid out as follows:

NOTES

Entrance hall of 9.4m² with storage cupboards, leading onto a separate kitchen of 11.3m² and through to a balcony of 10m². Also leading from the entrance hall is the large lounge of 27m² with open fire and double exposition each with large patio doors leading out to a separate balcony. A dining or office area of 14.7m² adjoins the lounge, and can be easily converted back into a third bedroom if preferred. Finally, a corridor from the entrance hall leads to the visitors WC, two bedrooms each of 14.8m² and a spacious bathroom.

The apartment has a south east exposition and is sold with a garage, cellar and separate loft providing significant additional storage space.

Charges per quarter: ...