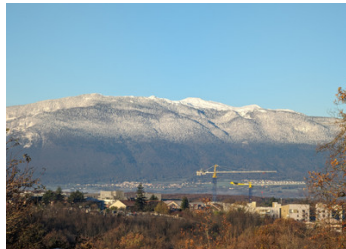


Newbuild | bedroom apartment of 49.99m , with terrace, for sale in the centre of Viry with parking place.



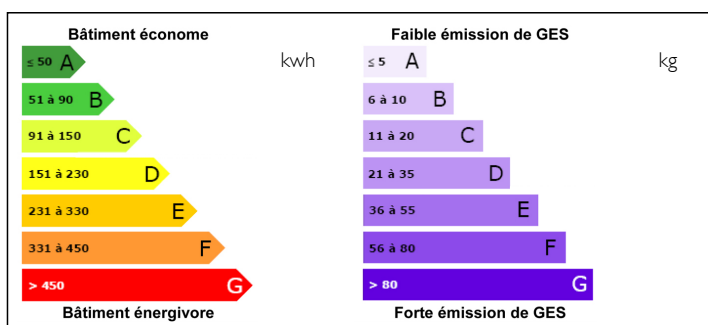
## INFORMATION

|                |              |
|----------------|--------------|
| Town:          | Viry         |
| Department:    | Haute-Savoie |
| Bed:           | 1            |
| Bath:          | 1            |
| Floor:         | 49.99 m2     |
| Outside Space: | 15 m2        |

## IN BRIEF

This new apartment, sold off plan, is located on the ground floor of a new luxury residence under construction, made up of three 4-storey buildings, located less than 5 minutes walk from the center of the village of Viry and its shops. Move into your first new apartment with your family or save tax by renting to cross-border workers (Zone A under Pinel law)!

## 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

Less than 30 minutes from Geneva and only 40 minutes from Annecy, Viry is a village surrounded by mountains, in the heart of nature. This small town is the ideal link between the international influence of Switzerland and the authenticity of the French massifs. It offers a balance between dynamism and tranquility, city and nature, everyday life and escape. Shops, schools, cultural and sporting infrastructures, public transport: everything was designed so that everyday life rhymes with ease.

This apartment has comfortable, functional and optimized living spaces:

- a very large open kitchen and living room space of 29m<sup>2</sup> extending onto a terrace of 15m<sup>2</sup> (west orientation).
- a spacious bedroom of just over 11m<sup>2</sup> with its adjoining bathroom.

## NOTES

Last 2-room apartment available in this residence. Delivery is scheduled for July 2024. Apartment lot: I-004

All apartments offer premium services:

- 45 x 45 tiles in the living rooms, bathrooms and toilets and laminate flooring in the bedrooms
- Bathrooms equipped with a sink with mirror and a towel dryer
- wall-hung toilet
- Upstairs storeroom or cellar for each apartment
- Collective heating within the eco-district by wood energy boiler room
- Windows (except bathrooms) and bay windows equipped with roller shutters electric
- Garages / basement parking spaces accessible by remote-controlled exterior door
- A bicycle storage room
- Secure residence with digital code and videophone

Access :

- Franco-Swiss border 3 km and A40 & A41 motorways 6 km