

Ferney: just on the Geneva boarder: new T3 apartment interesting shape L, 64 m2, with box, balcony 12,40 m2



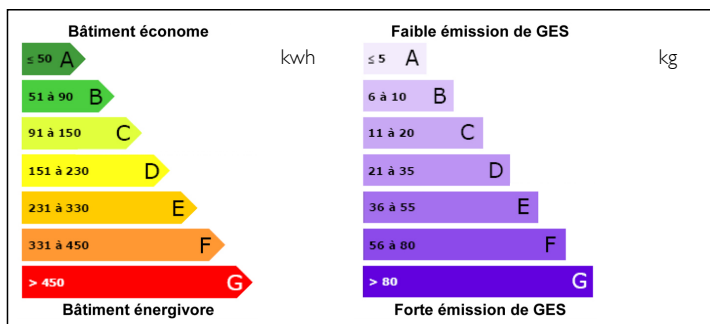
INFORMATION

Town:	Ferney-Voltaire
Department:	Ain
Bed:	2
Bath:	1
Floor:	64 m2
Outside Space:	12 m2

IN BRIEF

Modern new build apartment in Ferney Voltaire and ideal location on the outskirts of Geneva. Delivery due in the first quarter of 2026. Stylish apartment with 3 bedrooms, 2 bathrooms, balcony and box for the car

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

Very unique apartment in the shape of L. entrance 5,10 m2. living room 18,60 m2; kitchen 7,20 m2; first bedroom 13 m2; second bedroom 9,70 m2; dressing 2,10 m2; storage rooms 3,50 m2; WC 1,30 m2; bathroom 3,90 m2.

on the second floor, orientation South and east. Balcony 12,40 m2.

Ferney-Voltaire's strategic location near the Swiss border also allows for easy access to Geneva and its international amenities, making it an ideal choice for those seeking a peaceful and culturally enriched living experience with convenient access to cosmopolitan opportunities. The town's quaint atmosphere, coupled with its historical significance and natural beauty, makes Ferney-Voltaire an appealing destination for those looking to embrace a harmonious blend of heritage and modernity.

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

NOTES