

Crozet, new built T2, ground floor with 60m2 garden, parking. Attractive distance to Geneva and Jura nature



## INFORMATION

Town:	Crozet
Department:	Ain
Bed:	1
Bath:	1
Floor:	46 m2
Outside Space:	60 m2

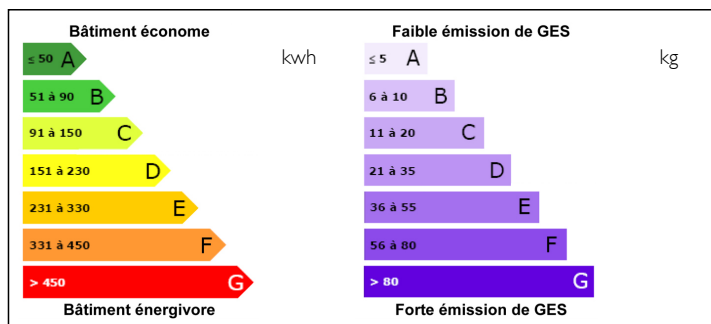


## IN BRIEF

**DELIVERY SEPTEMBER 2025** The new residence at Crozet comprises buildings with just 12 flats. With large bay windows, they open onto balconies and pleasant private gardens. A rare opportunity to live or invest just 20 minutes or 14km from Greater Geneva.



## 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

Apartment T2 ( one bedroom), 46,25 m2, at the ground floor wiht Terrace of 19,12 m2 plus garden of 39,48m: Orientation east and north. Entrance 5,61m; Salon + kitchen 23,80m2; bedroom 11,09 m2; bathroom 4,45m2; WC 1,30 m.

Including parking valued at 17 000 Euro and cave 3 000 Euro.

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

## NOTES