

Grand Geneva: Crozet, new built T3, ground floor, garden 70 m2, garage box, 14km distance to Geneva

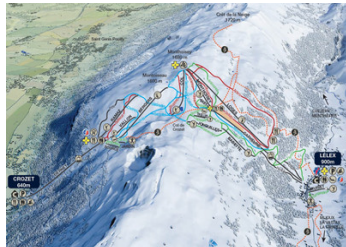


INFORMATION

Town:	Crozet
Department:	Ain
Bed:	2
Bath:	1
Floor:	69 m2
Outside Space:	70 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** 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

New T3, 69,9 m2 living area, balcony of 16,60 m2, at the ground floor with terrace 55,60 m2 and garden 52,48 m2, orientation South/ East.

Entrance 2,99 m2; salon kitchen 32,39 m2; first bedroom 12,83 m2; second bedroom 10,03 m2; bathroom 4,55 m2; storage 3,30 m2; laundry room 1,75 m2; WC 1,35 m2.

Total m2 - 137,27 m2

Garage box value 21 000 Euro
+ cave 3000 Euro
already included in the price

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

NOTES