

An off plan 2 bedroom apartment of 63.89m2 for sale in Gaillard, at the gateway to Geneva - with parking

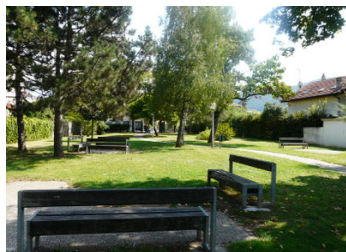


## INFORMATION

Town:	Gaillard
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	63.89 m2
Outside Space:	7 m2

## IN BRIEF

This new development is set in an incredibly convenient location with the tramway passing just outside to give access to Geneva and Annemasse. This 2 bedroom apartment is due for completion shortly. There are just a few properties left in this desirable residence, snap yours up now!



## 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

Entry hall of 2.92m<sup>2</sup> leading in to the open plan living room/ kitchen of 29.12m<sup>2</sup>. Double glass doors lead out onto the balcony.

Built in storage, independent WC and a bathroom of 4.52m<sup>2</sup> with washing machine point.

Bedroom 1 - 12.21m<sup>2</sup>

Bedroom 2 - 9.33m<sup>2</sup>

### The Area

Gaillard lies on the border with Switzerland, 5 km east of the city centre of Geneva - a prime location , providing easy access to Geneva's cosmopolitan city life and employment opportunities while maintaining a serene, suburban atmosphere. Beautiful lake Geneva is easily accessible and Annecy is 44km, surrounded by mountains and greenery Haute Savoie is a fabulous year round place to live or invest. Locally there are supermarkets, schools, restaurants and medical facilities and Geneva International airport lies only 9.6km away. Residents benefit from a rich cultural tapestry, with proximity to historic landmarks, charming cafes, and vibrant markets. The excellent transport links, make travel within the region effortless.

### Access

Tram to Geneva and Annemasse

Geneva International airport 9.6km - public transport links to make life easy

Annecy 25km

A40 and A41 motorway junctions in proximity.

In the residence you will find a choice of 2 bedrooms apartments with one remaining 3 bedroom rooftop apartment. Please contact your local agent for further details.

-----

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

## NOTES