

**Estate agent :**

XXX

**Location of apartment / house**

Parc du Château, Ambilly

**Availability :**

Immediate

**CAUTION :****Documents needed for application :**

- Copy of passport
- Copy of last 3 salary slips
- Employer's certificate on specific form
- Last income tax sheet
- Copy of last 3 proof of payment of rent
- Bank identification details

**Cost upon entry :**

- Deposit : 1900 €
- Administrative costs : 568,10 €
- 1 month of rent in advance

**Location :**

In Ambilly, close to the Swiss border (Pierre et Bochet custom office) and to the City Hall.

**Description :**

- Brand new 72.3 m<sup>2</sup> apartment in a new apartment block, at the 2<sup>nd</sup> floor, away from the street.
- Other buildings to be finished in a few months
- Garage and parking space
- Basement storage room
- Individual gas heating and hot water
- Semi-open kitchen (6.4 m<sup>2</sup>) fitted with nice cupboards, oven, double sink, air suction fan, 4 modern electric cooking plates, dishwasher connexion, window to the South
- Living room : 28.89 m<sup>2</sup> with tiled floor, large bay window leading to a 22 m<sup>2</sup> balcony (2.11 m wide) facing west and south.
- Cupboard in entrance hall and corridor
- Separate toilets with wash basin
- Bedroom 1 : 9 m<sup>2</sup> with access to balcony, wooden floor, cupboard
- Bedroom 2 : 10 m<sup>2</sup> with window to the west, wooden floor
- Bathroom : 10 m<sup>2</sup> with bathtub, sink and towel dryer

**Monthly rent :** 950 € + 70 € as a provision for expenses

**Distance to office :** 10 minutes

**Pro's :**

- Brand new
- Modern setup with bay windows
- Nicely fitted kitchen
- Quiet, close to a public park

**Con's :**

- Slightly above budget

**Alpes Léman Conseil**

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[www.alpes-leman-conseil.com](http://www.alpes-leman-conseil.com)

Carte professionnelle n°1391/74 délivrée par la Préfecture de Annecy le 10/07/06  
Caisse de Garantie Professionnelle de la FNAIM – 89 rue de la Boétie – 75008 PARIS

« Il ne sera reçu aucun fonds, effet ou valeur à l'occasion des opérations mentionnées à l'art. 1<sup>er</sup> de la Loi 70-9 du 02/01/1970 »



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