

RESIDENCE
LE DUO
THONON-LES-BAINS



IN LEMAN COUNTRY

Extending along the shores of Lake Geneva at the foot of Mont Blanc, Thonon is a pleasant and lively spa town in a magnificent setting. Located in the heart of a dynamic economic area, just an hour's drive from Geneva and 45 minutes from Lausanne by lake shuttle (30 daily ferries), Thonon is attracting an increasing number of families and working people seeking to enjoy the proximity of renowned ski resorts - Châtel, Morzine, Avoriaz - and a wide range of sporting and cultural activities.

YOUR OWN HOME OR AN INVESTMENT

LE DUO is suited to all types of projects, with accommodation ranging from one- to three- bedroom apartments. Whether you want to live there or invest, Thonon-Les-Bains' geographical location, the prime environment of the Corniche and the quality of the construction all ensure that this is a sound investment for the future.

The LOI PINEL

For investors, LE DUO is located in a B1 zone eligible for the PINEL tax scheme, which makes it ideal for a healthy rental yield.

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LA CORNICHE: A QUIET AND PRACTICAL NEIGHBOURHOOD

Overlooking Lake Geneva and in the immediate vicinity of Thonon town centre, the Boulevard de la Corniche offers its inhabitants an ideal living environment. A residential area sought after for its calm and the charm of its elegant Belle Époque style villas, this attractive road is also a very popular walk for locals.

It is an easy walk to the centre of Thonon, to the shops, schools and administrative services of Avenue de Genève, to Chantrell beach, Corzent park and its many leisure activities. The shopping area of Anthy-sur-Léman is a 5-minute drive away.

As regards privacy, each flat on the upper floor opens onto a large balcony. This additional living space is protected from view by elegant and practical privacy screens, allowing for variations in light and air.



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ON A HUMAN SCALE

LE DUO, a small residential complex of 28 units with a contemporary architecture, is located in this perfect environment. The facades are just two storeys high and feature a palette of soft colors.

There are 47 parking spaces in the basement, accessible from the upper floors by lift.

LE DUO offers comfortable apartments from one-bedroom (T2) to three-bedrooms (T4), with spacious, light-filled living rooms opening onto a balcony, terrace or private garden.

The ground floor flats all have an outdoor area with a terrace and private garden, thereby extending the interior space.



COMFORTABLE, SECURE APARTMENTS

Comfort

- 45x45 tiling.
- Laminated flooring in the bedrooms.
- Placostil partition walls for better sound proofing.
- Double-glazed windows and bay windows for optimal acoustic and thermal insulation.
- Motorized roller shutters in all rooms (except bathroom and WC).
- Heating and hot water from an individual gas boiler with its own programming unit.
- Bathroom and shower room fitted with an electric towel rail, vanity unit with mirror and light strip and a suspended WC.

Security

- Entrance hall access via videophone.
- Armored entrance doors to the apartments.
- Access to the basement secured with a door and remote control.

NF HABITAT AND RT 2012 -10 % LABELS

Villes et Villages Créations is committed to improving the comfort of its future residents by offering them a NF HABITAT-certified residence.

From the design of the program to the end of the construction work, verifications are performed to ensure that the operation complies with this demanding reference.











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