

RESIDENCE
LE TRIO
THONON-LES-BAINS



ON THE SHORES OF LAKE GENEVA

Thonon-Les-Bains, capital of the Chablais region, is a spa town that offers a quality lifestyle in a magnificent setting between Lake Geneva and the Chablais mountains. With both the lake and mountains so close, Thonon-les-Bains appeals to active, family-oriented people who enjoy the nearby ski resorts of Châtel, Morzine and Avoriaz, as well as the many other sports and cultural activities. The proximity to Switzerland is appreciable, with Geneva an hour away by car and Lausanne 45 minutes away using the lake shuttle (13 to 15 return trips per day depending on the season).

PRIME LOCATION ON AVENUE DE GENÈVE

LE TRIO is located at the entrance to the town, in a neighbourhood with all amenities, including a school, shops and transport on the doorstep of the residence. It caters for all needs, whether you are buying as a primary or secondary residence or as an investment property. It's a great opportunity not to be missed.

LE TRIO | Thonon-les-Bains





NEARBY SHOPS AND SERVICES

LE TRIO offers everything you would expect from town living, yet in an area that is quieter than the centre.

ON FOOT:

Butcher's, grocer's, bank, Carrefour Market, Letroz school (just opposite the residence) and the Chablais medical centre.

BY CAR (OR BICYCLE):

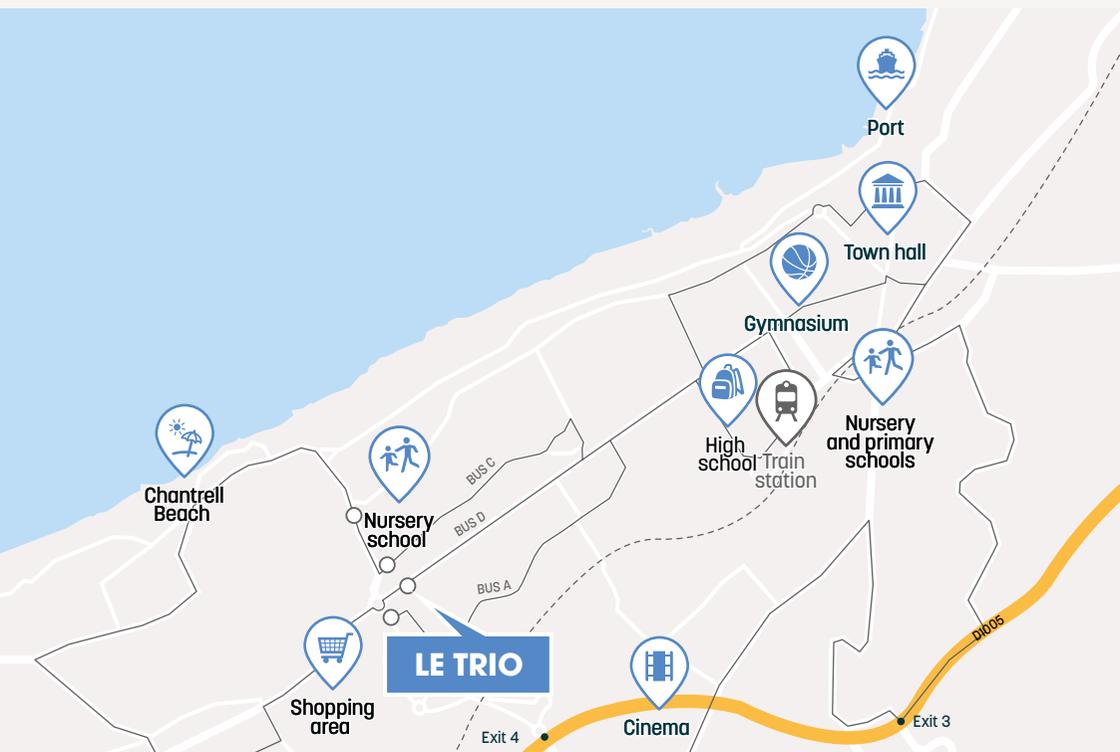
- 2 mins to the D1005,
- 6 mins to the town centre (Town Hall, Post Office and pedestrian streets),
- 7 mins to Collège Sacré-Cœur, 8 mins to Collège Champagne,
- 3 mins to the Lycée Professionnel, 6 mins to Lycée de la Versoie,
- 4 mins to the Plage de Corzent,
- 4 mins to the Anthy sur Léman retail park.

BY BUS: Line D, Létroz stop in front of the residence, lines A and C under 300 m.

BY TRAIN: 9 mins by car to Thonon station (Le Léman Express).

BY BOAT: 9 mins by car to the Port (Lausanne ferries).

BY PLANE: À 1 hour from Geneva airport.



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HIGHLY CONTEMPORARY ARCHITECTURE

The environmentally-sensitive architecture, colours and quality materials all make LE TRIO a luxury residence, providing buyers with a safe and sustainable investment, strengthened by its attractive location on Avenue de Genève.

The layout and orientation of the three blocks, totalling 48 flats from T2 (one-bed) to T5 (four-bed), ensure the flats have unobstructed views, but are nevertheless screened by a landscaped area that borders the residence for privacy.

The terraces and balconies extend the flats, creating generous outdoor living spaces.

All apartments are spacious and bright. A feature that is very rare in the town is that the residence proposes garden floors and magnificent attics (roof-top houses), some of which have views over the lake.



SPACIOUS AND BRIGHT APARTMENTS FROM T2 TO T5

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.













Avenue de Genève



Chemin de Morcy (chemin piéton)



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