

RESIDENCE

**rivesUD**

SCIEZ-SUR-LÉMAN



## A UNIQUE SETTING ON THE SHORES OF LAKE GENEVA!

Sciez-sur-Léman is located in the Chablais, bordering the Alps and Lake Geneva. It is one of the most sought-after towns in its area for its unique residential environment.

A small town, or large village, of 6,000 residents, 25 km south of Geneva and 10 km north of Thonon-Les-Bains (with its lake shuttles to Lausanne), Sciez extends to the shores of Lake Geneva with its town centre, hamlets, a marina and a beach with restaurants and water sports clubs.

The municipality is particularly lively, with over 70 associations for leisure, sports, culture and heritage. The Saturday morning market in Sciez is renowned for its vibrancy and local producers. All the shops and services in the town and the shopping district of Anthy-sur-Léman are within a 10-minute drive.

Sciez-sur-Léman is a family town par excellence, perfectly situated close to major conurbations while offering a quality lifestyle in a human-sized community.

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Sciez-sur-Léman



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## THE TOWN CENTRE

The residence is spread around a «green corridor» in the heart of the town, between the town hall and the church. As part of a project to completely renovate the neighbourhood, new shops, a health centre and an esplanade will be built. Landscaping will be maintained to ensure the buildings fit into an area with a rural feel, between town and country.

### WITHIN WALKING DISTANCE:

Post office, butcher's, bank, pharmacy, town hall, Les Petits Crêts school complex, E. Leclerc supermarket.

### BY CAR OR BIKE:

- D1005 in 2 mins. (500 m).
- Town centre (town hall, post office, pedestrian streets) in 2 mins.
- Théodore Monod middle school in 5 mins.
- Bas Chablais middle school in 10 mins.
- Lycée de la Versoie high school in 15 mins.
- Beach and port in 15 mins.
- Anthy-sur-Léman shopping district in 30 mins.

**BUS:** lines 151, 152, 271, «Chef-lieu» stop in 2 mins.

**TRAIN:** Thonon station 15 mins by car (Léman Express).

**BOAT:** 16 mins by car to Thonon port (Lausanne lake shuttles).

**PLANE:** 1 hour from Geneva airport.



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## A RESIDENCE WITH A LIFESTYLE

The architectural design of RIVESUD meets the requirements of the municipality, which is totally redeveloping the area to extend the town centre and offer new spaces and services to residents. It provides direct access to all the small shops, the post office, schools and a hypermarket.

The 4 blocks of the complex are part of a large park where trees from a local nursery have been planted to complement trees that have been preserved. Paths, shaded lawns and water gardens enhance the rural and green aspects. The creation of shared vegetable gardens and relaxation areas, alternating between comfortable seating areas, ornamental gardens and stone plazas, has been planned to encourage social ties and gatherings among residents.

The apartments, from one- to four-bedroomed, are large and bright, and all have balconies, terraces or gardens, allowing residents to take full advantage of the view or enjoy the privileged surroundings from the ground floor.



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## COMFORT AND ENERGY SAVINGS

### Comfort

- 45x45 porcelain stoneware tiles.
- Laminated flooring in the bedrooms.
- Placostil partitions for soundproofing.
- Double glazed windows and bay windows for perfect sound and heat insulation.
- Motorized roller shutters (except for bathrooms and toilets).
- Heating and hot water production by collective gas boiler; individual thermostats and meters.
- Bathrooms and shower rooms equipped with an electric towel dryer, vanity unit with mirror and strip light, wall mounted toilet.

### Residence facilities

- Basement lifts.
- Secured basement car parks.
- Cellars and bike sheds.

### Sécurité

- Entrance hall access by videophone or digicode.
- Reinforced flash entrance door to the apartment.
- Secured access to the residence basement.

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## RESIDENCE RT 2012 -10 %

MERCIER and VILLES ET VILLAGES CRÉATIONS are committed to improving the energy performances of housing by complying to certification RT 2012 -10 %. From the program design to the end of construction, verifications are carried out to ensure compliance with this demanding standard.

*For BRS and PLS units, see the conditions and description of fixtures in the agency.*



# THE “BAIL RÉEL SOLIDAIRE” - BRS 16 ONE- TO FOUR-BEDROOM APARTMENTS

## Facilitating access to property

The Bail Réel Solidaire (BRS) is a scheme that has proved successful in several foreign countries and has recently been introduced in France. It has been created to make home ownership easier and is managed by various housing organisations (OFS), which are non-profit structures approved by the regional prefect.

## The principle

Unlike a «standard» property purchase, which involves purchase of both the land and the property, a BRS means that ownership of the land is entrusted to the housing organisation. You only acquire the structure, the property with any outbuildings and car park, and you lease the land at a very affordable price. The total cost of your purchase is thus considerably reduced.

## In practice

- The BRS can apply to an off-plan purchase (VEFA (vente) or to an existing property already covered by a BRS;

- You pay a monthly fee to lease the land;
- The property can only be sold to a purchaser who also qualifies for the BRS or to your OFS if no purchaser has been found after one year;
- Like any owner, you can carry out work in your property and you have to pay co-ownership charges.

## Eligibility

BRS eligibility depends on your income and the number of people that are going to live in the property. Taxable income thresholds vary according to the geographical area (A, B or C). Your adviser will be able to help you check your eligibility. More information on subsidised property purchasing is available on the Ministry of Ecology website: [www.ecologie.gouv.fr](http://www.ecologie.gouv.fr).

La Foncière  
de Haute-Savoie

Each scheduled BRS property purchase is allocated to a specific housing organisation. For the 16 RIVESUD apartments, this OFS is the Foncière de Haute-Savoie.

















**Bâtiment C**

**Bâtiment D**

Avenue des Charmes

**Bâtiment A**

**Bâtiment B**

Accès  
sous-sol

Chemin de la Rouette



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