



CREATIONS

LE VERSEAU

Versonnex



LARGE TERRACES OR GROUND LEVEL GARDENS

All the apartments in the property complex have ground level gardens or generously-sized terraces of up to 70 m² that are deep and shady to provide a real extra "living room" as soon as the warm weather arrives.

The high-quality fixtures and fittings provide optimal comfort and include natural gas heating, motorised roller blinds, armoured landing doors, fitted bathrooms (vanity unit and towel dryer) and 45X45 tiling.

LE VERSEAU will be based on the principle of sustainable development. The programme will be built to RT 2012 thermal regulation standards, which requires developers to reduce all energy consumption, as well as limiting the emission of greenhouse gases. The methods used in the construction meet these technical requirements, thereby combining comfort and aesthetics.



A HUMAN-SIZED DEVELOPMENT

Featuring just 32 new apartments, ranging from 44m² one-bedroom apartments to 123m² four-bedroom apartments, spread over 3 small buildings, LE VERSEAU respects the rural, low-build atmosphere of the village of Versonnex.

Each building has just three floors and enjoys direct access by lift to the basement garage. The shared gardens will be designed to include lawns, together with local plants and trees. The contemporary architecture features high-grade materials, such as polished glass on the terraces and wood and mineral cladding on insulation on the facades. The apartments have been designed to enjoy the best views and are bathed in light thanks to the wide picture windows.



View from the south-west facing facade, along the Chemin de Lève that provides access to the property.



ENERGY SAVINGS

We use innovative methods, equipment and materials to control energy consumption and create savings in both the accommodation and the shared areas.



SECURITY

Featuring controlled access, video phones and security entrance doors, our real estate programs are equipped with optimal technology for ensuring security of both property and residents.



COMFORT

The comfort of residents is always central to our concerns, guiding all our choices for the fixtures and fittings that guarantee the quality and sustainability of the houses and apartments we build.



RESPECT FOR THE ENVIRONMENT

Whether in the choice of energy for heating, the management of lighting, water and air treatment or the use of non-polluting materials, all our constructions either comply with or exceed the requirements of the French energy benchmark, RT2012.

LIVING IN THE PAYS DE GEX, SO CLOSE TO GENEVA

Located between Divonne-les-Bains, Ferney-Voltaire and Gex, the small village of Versonnex is very close to the Swiss border, providing fast access to Geneva.

Versonnex is a lively village that provides real quality-of-life and has managed to retain its traditional character. Facilities include small shops, a creche, kindergarten and primary schools and a library.

Located on the edge of the village, just next to the village hall, the small property complex of LE VERSEAU enjoys a very pleasant, low-build environment.





www.immo-crea.com

OFFICE INFORMATION AND SALES
Centre d'affaires international
Immeuble Jean-Baptiste Say
4e étage-Aile C - 13 chemin du Levant
01210 Ferney-Voltaire
+33 (0)4 50 99 12 83



VILLES ET VILLAGES CREATIONS
1, rue Conrad Killian
38950 Saint-Martin-le-Vinoux
+33 (0)4 76 03 25 84