

Bagneux-2 Rooms with balcony in high floor (lift) to renovate.



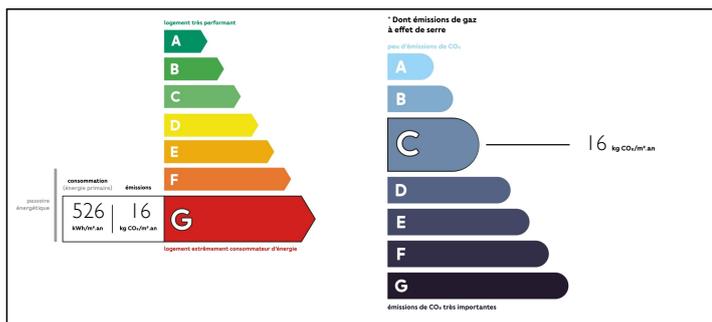
## INFORMATION

|                |                   |
|----------------|-------------------|
| Town:          | Bagneux           |
| Department:    | Hauts-de-Seine    |
| Bed:           | 1                 |
| Bath:          | 1                 |
| Floor:         | 47 m <sup>2</sup> |
| Outside Space: | 4 m <sup>2</sup>  |

## IN BRIEF

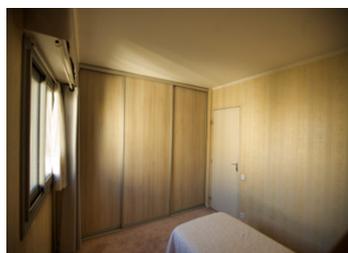
In the Hauts de Seine, a stone's throw from the Porte d'Orléans, in a mainly residential area near the centre of Bagneux, Leggett International Real Estate presents a 2 room flat for renovation. Located in a secure, guarded, green condominium dating from the 1970s, it is on the 6th floor out of 8, served by a lift. It has a balcony with an unobstructed view and you will appreciate its calm and light. Whether you are a first-time buyer or an investor, you will be seduced by its optimised layout without loss of space. The refurbishment work you will carry out will make it a particularly pleasant place to live. Note that this flat is also available with a cellar and basement parking.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

In Bagneux, served by metro line 4, only 2 stops from Porte D'Orléans or 10 minutes by car, come and discover with Leggett International Real Estate this 2 room flat to renovate. Located in a complex comprising several buildings (A, B, C, D, E and F), the well-maintained condominium is secured by an intercom and digicode and benefits from the services of a permanent caretaker. From the 6th floor with lift, you will enjoy an unobstructed view and a beautiful luminosity within this residence surrounded by greenery.

The flat consists of an entrance hall of 2.95m<sup>2</sup> leading to the left to a closed kitchen of 8m<sup>2</sup> and leading to the large living room of 18.98m<sup>2</sup> which opens onto a balcony of approximately 4m<sup>2</sup>. On the right, a corridor of 2.25m<sup>2</sup> gives access to the bathroom 2.92m<sup>2</sup> and to the separate toilet 1.04m<sup>2</sup> as well as to the bedroom of 10.39m<sup>2</sup>. Cellar and parking space in the basement are included in the price.

Other information :

Collective floor heating by electric grid.

Property tax: 1034€.

The monthly charges amount to 186€ and include :  
Common charges, as well as cold water, hot water and heating.

### ABOUT BAGNEUX:

Bagneux appears in official texts for the first time in 829 and became famous for its wine. Over the centuries, the village was transformed by two activities, namely quarrying and vine growing. For seven centuries, thousands of tons of stone extracted from the Balneolais subsoil supplied the Parisian building sites....

## NOTES