

Flat 4 rooms of 85m2 oriented S / E on the 1st floor with terrace and balcony in Rueil-Malmaison (92500)

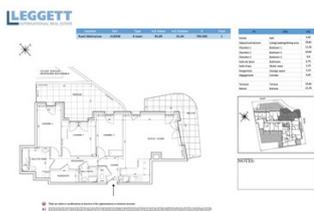


## INFORMATION

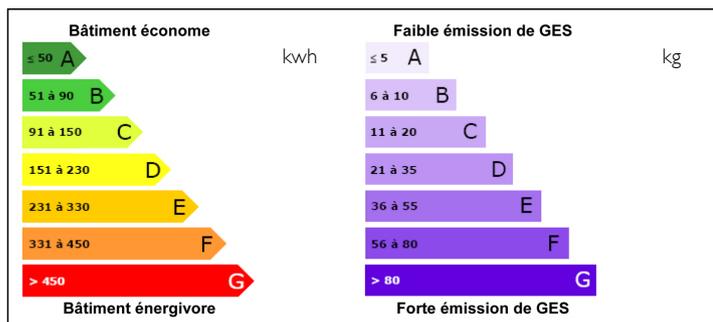
Town:	Rueil-Malmaison
Department:	Hauts-de-Seine
Bed:	3
Bath:	1
Floor:	85 m2
Outside Space:	35 m2

## IN BRIEF

LEGGETT PRESTIGE is pleased to present you this 4 room apartment well located in the west of Paris, in Rueil, near the Mont Valérien. This flat is located in a medium sized luxury residence (43 units), Building of 5 floors. Modern architecture in a medium-sized town that is both green and dynamic. Newly built. This 4 room flat of 85m2 is located on the edge of a residential area. Terrace and balcony will bring you additional comfort. Living-kitchen, with a large bay window facing S-E. The 3 bedrooms open onto the terrace. 2 shower rooms including one bathroom. Double exposure mainly N-E. RER A station serving La DEFENSE and Paris, A86 in Rueil German school and the American School of Paris located in Saint-Cloud (92210) . Double parking space in the basement RT 2012 standard construction Delivery scheduled for 4th quarter 2023

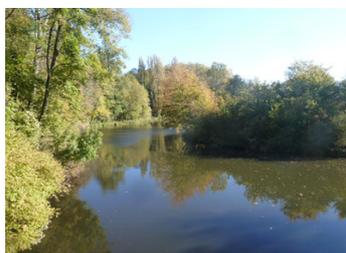


## ENERGY - DPE



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

.The flat is composed of:

An entrance, a large living room of 29 m<sup>2</sup> with kitchen area, open on the balcony of 15 m<sup>2</sup> exposed S-E (slabs on slabs in porcelain stoneware, dimensions: 60x60 cm, screen in safety glass, equipped with a light).

3 bedrooms opening onto the terrace facing N-E (porcelain stoneware slabs, size: 60x60 cm, equipped with a light)

A large bathroom (> 6 m<sup>2</sup>) with bathtub and WC. Shower room and separate toilet with washbasin. The living room will be covered with a plywood floor on an acoustic screed.

The floor of the kitchen, shower room and WC will be tiled.

### EQUIPMENT:

Double glazed windows in mixed wood-aluminium with French windows or aluminium windows.

Collective gas heating system for heating and hot water.

No equipment is planned for the kitchen. Cold water, hot water and drainage connections are plugged.

Single flow humidity sensitive ventilation for air extraction in wet rooms.

Motorised roller shutters in lacquered aluminium.

Cable tray for the future supply of electric vehicles at the buyer's expense in accordance with the co-ownership.

Landing door fitted with a 5-point lock and microviewer, external access control by telephone or tablet.

Balconies and terraces: decorative steel or thermo-lacquered aluminium railings.

## NOTES