

Superb T5 flat on the 3rd floor in a residence located in Garches facing the racetrack

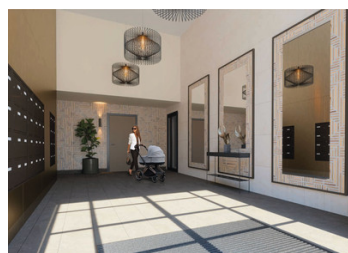


INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	4
Bath:	2
Floor:	107 m2
Outside Space:	18 m2

IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful 5-room apartment ideally located in the west of Paris, in Garches in the Hauts-de-Seine. This flat is located in a medium-sized standing residence (98 units). The town of Garches is renowned for its living environment, in the immediate vicinity of the Parc de Saint-Cloud and the Bois de Saint-Cucufa, ideally served by transport infrastructures. Newly built. This 5-room flat of 107.50 m2 is located on the residential plateau. The living room, with a large bay window, opens onto a balcony. South and West exposure. Close to the Saint Cloud racecourse and the Country Club. Contemporary architecture. Garches train station serving La Défense and Saint Lazare (Line L). A13 motorway at Vaucresson, A86 at Rueil. German school and American school nearby. Parking space in the basement. RT 2012 standard construction (BBC). Delivery scheduled for the 1st quarter of 2025.

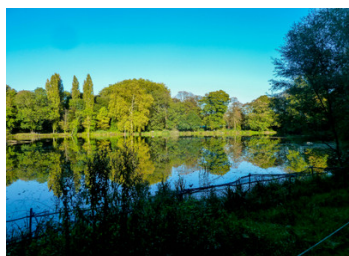


ENERGY - DPE



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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:

A large living space:

- Kitchen-living area of 35,35 m2 open to the balcony of 12,50 m2.
- Bedroom 1: 15,04 m2
- Bedroom 2: 10,13 m2
- Bedroom 3: 9,72 m2
- Bedroom 4: 13,28 m2 opening onto a 5,90 m2 terrace
- The bathroom: 6,06 m2
- The shower room: 2,62 m2
- A corridor: 5,98 m2
- A storage room: 1,02 m2

Parquet flooring in the dry rooms.

There is no equipment in the kitchen (connections pending).

Vanity unit with mirror and light strip in the shower room. Electric towel dryer. Hanging WC.

Equipment:

- Heating and hot water, collective gas boiler, distribution by radiators.
- Sliding door wardrobe in 3 bedrooms
- Electric and centralized roller shutters and/or shutters.
- Mixing thermostat on the radiators
- Fibre optic equipment to the electrical panel of the dwelling.
- Soundproofed screed.
- Access and security: Fully enclosed residence. Access control by digicode and videophone/or GSM call system. VIGIK type keys for residents.
- 2 RJ45 sockets in the living room, 1 socket in 2 of the 4 bedrooms.

Basement parking. Parking door controlled by remote control Lifts secured by Digicode for access to the basement

Decoration of the entrance halls designed by a decorator.

Bicycle and pushchair storage

NOTES