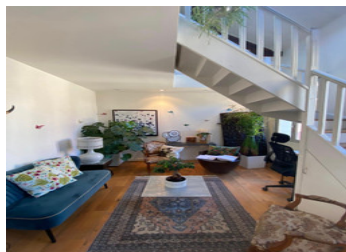


Duplex apartment 65m2, located on the 3rd floor (no elevator) of an intimate condominium.



INFORMATION

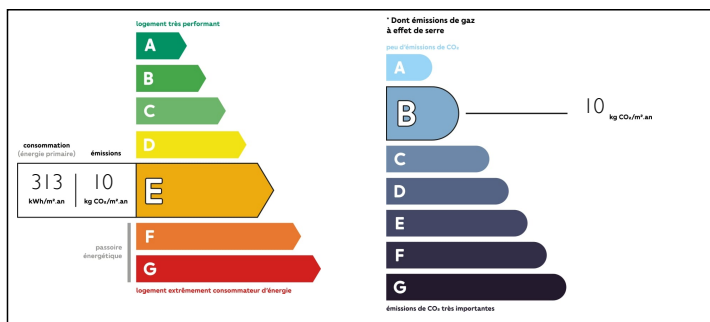
Town:	Puteaux
Department:	Hauts-de-Seine
Bed:	3
Bath:	1
Floor:	47.26 m2
Plot Size:	0 m2



IN BRIEF

Leggett Prestige is pleased to offer this Duplex apartment on the 3rd floor of an intimate condominium. The weighted surface area is 65m2 . On the first level, the property comprises an entrance hall with living room and open kitchen, with ceiling height of +3 meters. Upstairs, a landing leads to 3 attic bedrooms, an open space and a bathroom with shower, bath and WC. Many layout possibilities. Atypical property with lots of charm, guaranteed to make you fall in love. Complementary cellar. Energy Efficiency rating C

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 apartment consists of:

3rd floor:

Entrance hall,

living space: kitchen-living room area.

4th floor:

Landing,

3 attic bedrooms,

Bathroom with bath, shower, washbasin and WC.

Puteaux, an urban gem at the gateway to Paris

Located in the Île-de-France region, Puteaux is one of the most attractive towns in the Paris suburbs. Just a few kilometers from the heart of the French capital, Puteaux enjoys a privileged geographical position, offering its residents an exceptional "ultra urban" living environment.

LOCAL TAXES

Taxe foncière: 389 EUR

NOTES

A unique art of living

Puteaux offers its residents a unique art of living, harmoniously blending small-town charm with close proximity to the hustle and bustle of Paris. The town is renowned for its well-kept green spaces, including Parc Lebaudy, a veritable green lung where residents can relax, picnic or simply stroll with the family. The carefully landscaped banks of the Seine are also ideal for strolling and contemplation.

Culture and leisure

Puteaux is a dynamic city, rich in cultural and leisure activities. The Théâtre de Puteaux offers a varied program, from theater to dance to music, providing entertainment for all tastes. In addition, the town organizes numerous cultural events throughout the year, such as art exhibitions, open-air concerts, festivals and more.

Economy and innovation

Puteaux is also renowned for its economic dynamism. Numerous companies and head offices are located here, contributing to the economic vitality of the community. Its business district, La Défense, is one of the largest in Europe, offering exceptional professional opportunities for Puteaux