

Beautiful and comfortable house (triplex) of 135m2, 7 rooms, 5 bedrooms, 30 minutes from the centre of Paris



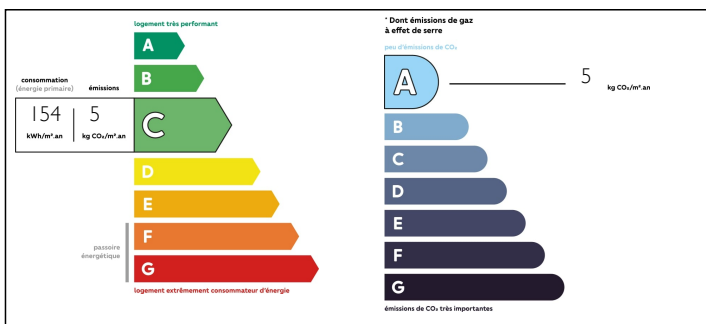
INFORMATION

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|-------------|------------|
| Town: | Argenteuil |
| Department: | Val-d'Oise |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 135 m2 |
| Plot Size: | 121 m2 |

IN BRIEF

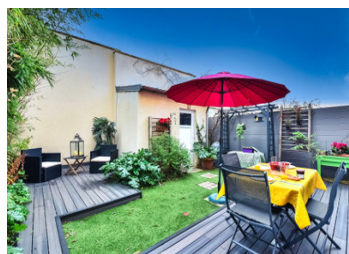
ARGENTEUIL 95100 - A modern and beautiful triplex offering 135m2 (Carrez Law - 124,63m2, total area - 144,58m2) with 7 rooms, 5 bedrooms, a small garden of 20m2 and 2 parkings - Check floor plan and 360 VT. Ideal for the family. Liberal profession and offices possible (lawyer, architect or for art collection). It is ideally oriented SE on 3 floors of a maintained modern villa of 2003 construction. It includes a private entrance from the street, a living room, a dining room, an american kitchen, one guest bathroom with toilet on the ground floor, three bedrooms and a bathroom on the first floor, two bedrooms and a shower room with WC on the second floor. The plan is on three levels for an area of more than 144 square meters in total and 124 square meters Carrez Law. Well priced: 2 851 euro/m2. Calm and beautiful area with a...

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.



LOCAL TAXES

Taxe foncière: 2276 EUR

NOTES

DESCRIPTION

Area details: Weighted area of 135m² = 2 851 euros/m² ; Total living space 135m² = living area 124,63m² (Carrez law) and total area of 144,58, small private garden and 2 parking spots.

Furnished rental potential of about 3000 euros/month or ideal for flatshare (5 bedrooms). Co-ownership of 2 lots for the house and 2 lots for parking spots. Annual charges: xxxx.00 euros.

Miscellaneous: ready to move in, triplex, orientation SE, traversant.

GROUND floor:

Entrance - 6.01m² (Carrez)

WC - 1.64m² (Carrez)

American kitchen - 9.84m² (Carrez)

Cupboard - 1.55m² (total surface)

Living room and dining room - 30.12m² (Carrez)

1st floor:

Pallier - 3.42m² (Carrez)

Bedroom 1 - 9.99m² (Carrez)

Bedroom 2 - 14.7m² (Carrez)

Bedroom 3 - 13.65m² (Carrez)

Bathroom - 5.64m² (Carrez)

2nd Floor:

Pallier - 0.94m² (Carrez)

Bedroom 4 - 16.52m² (Carrez), 26.1m² (total surface)

Bedroom 5 - 9.28m² (Carrez), 14.71m² (total surface)

Shower room - 2.89m² (Carrez), 6.28m² (total surface)

A house with gates, digicode and an alarm.
High-speed fibre optic internet.

Easy off street parking.

Freehold and no building renovation voted or planned, home accessible to persons with disabilities