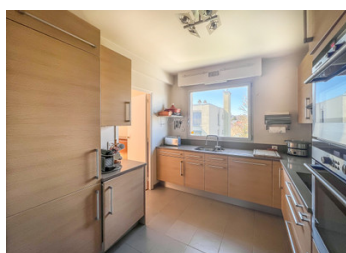


Peaceful 3-bed flat | 118 m | Top floor | Very bright | South facing terrace |



## INFORMATION

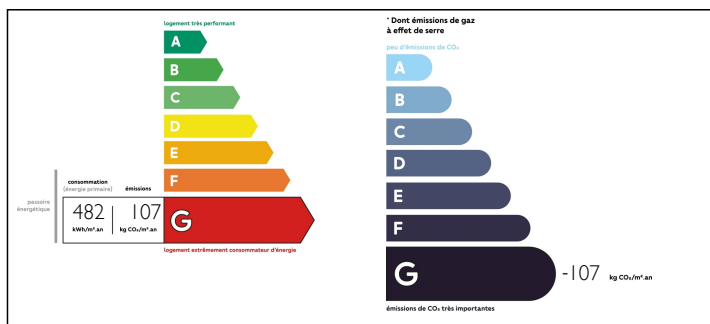
Town:	Bourg-la-Reine
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	118 m <sup>2</sup>
Outside Space:	11 m <sup>2</sup>



## IN BRIEF

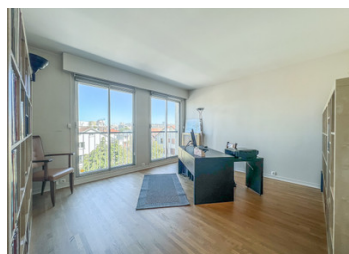
Bourg la Reine - Less than 5 minutes from the city centre and the RER B station, in a quiet, tree-lined, secure residence with a caretaker. LEGGETT International presents to you on the third and last floor, a very luminous and crossing 5 rooms flat of a surface of approximately 118 m<sup>2</sup> arranged as follows: Large entrance, double living room opening onto a terrace of 11 m<sup>2</sup> facing south, a beautiful fully equipped kitchen, a corridor that leads to the sleeping quarters, composed of 3 bedrooms, a bathroom, a shower room with toilet and a WC with hand wash basin. Sold with a cellar and a garage. Gas central heating and hot water.

## 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

Bourg-la-Reine is a charming town located in France, in the department of Hauts-de-Seine, in the Île-de-France region. Situated just a few kilometers south of Paris, it offers a harmonious blend of tranquility and proximity to the capital.

The town takes its name from a majestic oak tree that once stood in its location. Today, Bourg-la-Reine is renowned for its peaceful atmosphere and green surroundings. Its tree-lined streets, well-maintained parks, and gardens make it a pleasant place to live and relax.

Bourg-la-Reine also boasts a rich historical heritage. Visitors can admire ancient buildings such as the Saint-Gilles Church, dating back to the 12th century, and the Château de la Bièvre, an 18th-century mansion. History enthusiasts can wander through the town's picturesque streets and discover its past through its monuments and iconic landmarks.

The town offers a wide range of amenities and services for its residents. There are local shops, high-quality educational institutions, sports and cultural facilities, as well as a well-developed public transportation network that facilitates travel to Paris and other surrounding cities.

Bourg-la-Reine embodies the harmony between urban life and nature. It is an ideal place for those who wish to enjoy the tranquility of a small town while being close to the conveniences offered by the neighboring metropolis.

## LOCAL TAXES

**Taxe foncière: 2093 EUR**

## NOTES

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Co-owned building of 2 units  
Provisional annual charges: 9960€  
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