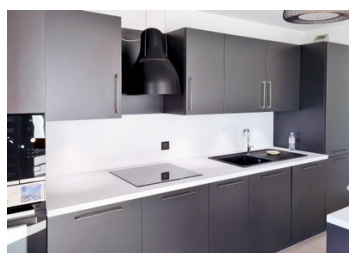


Puteaux 92800, Georges Pompidou, renovated property, 95m2, 3 beds, 2 shower rooms, cellar + 2 parking spaces



## INFORMATION

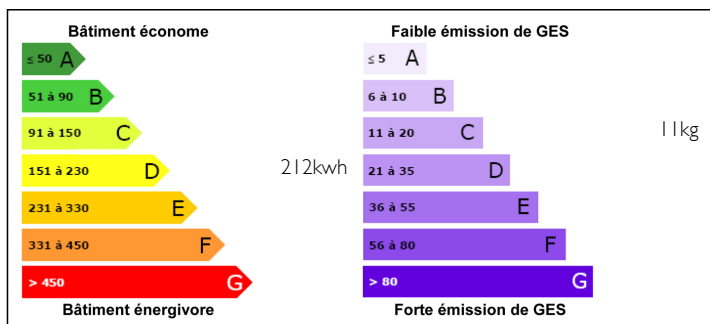
Town:	Puteaux
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	0 m2



## IN BRIEF

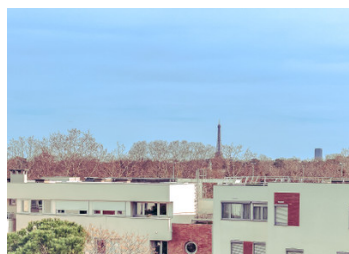
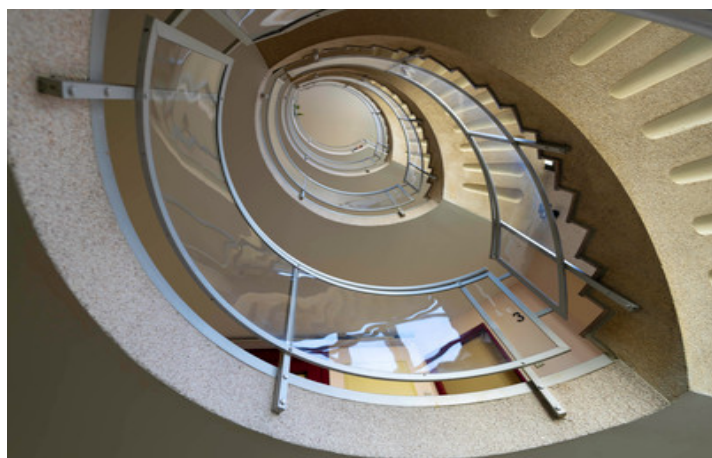
PUTEAUX 92 - Georges Pompidou - 3 bedrooms (4 rooms) - 95m2 - EPC label Class C - See floor plan and visuals - At the heart of a magnificent landscaped park with a countryside feel, this beautiful, quiet and light-filled with a triple exposure (E/S/O) family apartment on the 4th floor / 5th of a pleasant and very well maintained residence dating from 1988, with lift. Recently renovated and benefiting from sunshine all day long, it includes a living room with dining and sitting areas, a beautiful fully-equipped contemporary kitchen with glass walls, a master suite with shower room, 2 further bedrooms, a 2nd shower room and a WC. A cellar and 2 parking spaces complete this property, which benefits from an unobstructed view of the top floor of the Eiffel Tower and offers a rare haven of peace. Just 2 minutes from all amenities (shops, transport, schools, nurseries,...

## 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: 921 EUR**

## NOTES

## DESCRIPTION

Area details :

- Apartment No 16 --> total area 95m<sup>2</sup> = 7495 euros/m<sup>2</sup>
- Cellar No 45 --> 5m<sup>2</sup> (2m ceiling height) values at 2000 € / m<sup>2</sup>
- Underground and secure double Parking space No 211 (valued 40000€)
- Freehold --> 116 / 10000e

Investment corner :

- Furnished rental potential --> 2100 €/month (Ref. SeLogger) + service charge --> 3.54% yield
- Ideal flatsharing --> 3 bedrooms for an increased income of +17 to 25%

Misc : Very friendly neighbours and no incivility, recently renovated and ready to move in, ideally located in the residential area of the Mairie/Conservatoire de Musique, opposite the Ile de Puteaux and the banks of the Seine river, in a charming, well-maintained condominium with caretaker, plenty of green space, bicycle/stroller and bin room, double-glazed doors and shutters, recent kitchen and household appliances, latest generation, individual gas heating, co-ownership service charges of €226/month, property tax €921/year, close to shops (Franprix, Pharmacy, Carrefour Market, etc.). ..). Pyramide nursery/elementary school next door. 10 minutes from the tramway and 2 minutes from bus stops. 2 km from Esplanade la Défense metro station (Line 1), which links Puteaux to the Champs-Élysées in 15 minutes and to central Paris (town hall) in 30 minutes.

Puteaux (92800) is a French commune on the left bank of the Seine, in the Hauts-de-Seine department in the Île-de-France region. A beautiful city, clean and well-maintained town compared to most towns in Ile de France. It is pleasant to live...