

New Build apartment with balcony 4 rooms of 97m2 on the 1st floor, residential area of Garches (92380)



INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	97 m2
Outside Space:	17 m2

IN BRIEF

LEGGETT PRESTIGE is pleased to present this 4 room apartment ideally located in the west of Paris, in Garches in the Hauts-de-Seine.

This apartment is located in a medium-sized standing residence (39 units).

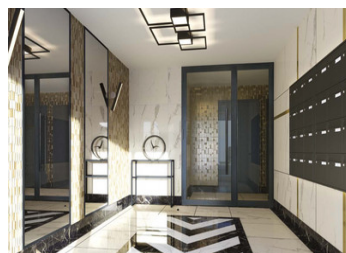
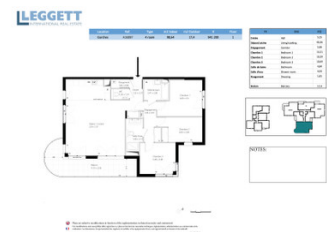
Building of 3 floors + attic.

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, and is ideally served by transport infrastructures.

New. This 4 room apartment of 97m2 is located on the residential plateau of Garches near Vauclousson. The living room, with a large bay window opens onto a balcony.

Triple exposure SE, S, W.

Close to the Golf of Saint Cloud, the tennis club and



ENERGY - DPE

DPE not required.

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 is composed of:

a large living space: kitchen-living room of 40m²
open on the balcony of 17 m².

a corridor leading to the 3 bedrooms.

Bathroom, shower room with WC, and
independent WC.

Solid parquet in the dry rooms.

Earthenware decorated with a listel in the
bathrooms and shower rooms.

Vanity unit topped by a mirror and a light strip in the
bathrooms and shower rooms.

Towel dryer in the bathrooms.

Hand wash basin and suspended toilet.

Mirrors on the cupboards located in the entrance.

Equipment:

Electric shutters and centralized on all bays

Thermostat of environment

Mixer faucets in the bathrooms and shower rooms

RJ45 socket (TV/internet/telephone) in the living
room and all the bedrooms

Soundproofed floor.

Access and security:

Fully enclosed residence

Access control by digicode and videophone

Solid core landing door with 5-point A2P** security
lock

Basement parking under building A, finished with
paint on walls and floor

Parking door controlled by transmitter with
automatic lighting
of the basement

Vigik system

Secure elevators for access to the basement

Decoration of entrance halls and common areas
designed by a decorator

Bicycle and stroller rooms

Information about risks to which this property is

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

NOTES