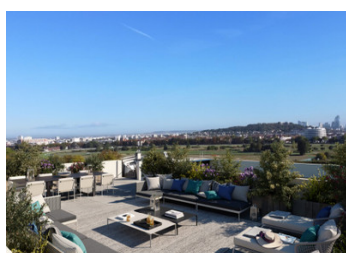
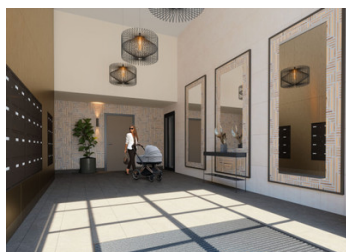


New-build 1-bedroom apartment in Garches – Loggia, parking and prime west Paris location



INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	1
Bath:	1
Floor:	49 m2
Outside Space:	6 m2



IN BRIEF

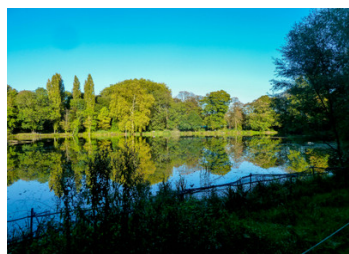
LEGGETT International presents this new-build 1-bedroom apartment ideally located in Garches (92), on the sought-after Hauts-de-Seine residential plateau, close to Saint-Cloud, Rueil-Malmaison, Suresnes and Paris. This 49 m² apartment on the 1st floor offers a bright living area opening onto a 6.61 m² south-east facing loggia. Set within a contemporary residence with landscaped green spaces, it provides a peaceful environment near the Saint-Cloud racecourse and Country Club, with shops, transport connections towards La Défense and Paris, and easy access to major roads nearby. Parking included. Ideal as a main residence or investment, with VEFA advantages: reduced notary fees, energy efficiency, construction guarantees and low maintenance. Delivery T4 2026. CURRENT OFFER: €4,000 discount per room + notary and brokerage fees offered until 31/07.

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.



NOTES

DESCRIPTION

Apartment floor plan available upon request.

THE APARTMENT COMPRISES:

- Open-plan kitchen/living area of 28.28 m², opening onto a 6.61 m² loggia (south-east).
- Bedroom 13.13 m².
- Bathroom 5.49 m².
- Separate WC 2.13 m².
- Wood flooring in living areas.
- Unfitted kitchen (connections ready).
- Bathroom with vanity unit, mirror, light strip, electric towel rail, and wall-hung WC.

EQUIPMENT AND FEATURES:

- Collective gas heating and hot water via radiators.
- Electric roller shutters (centralized) or swing shutters.
- Thermostatic control on radiators.
- Fibre optic pre-installation to the electrical panel.
- Soundproof screed for acoustic comfort.

ACCESS AND SECURITY:

- Fully enclosed and secure residence.
- Access control via digicode, videophone, or GSM call system.
- Vigik key system for residents.
- Secured lifts to underground parking.
- Underground parking with remote-controlled door.
- Bicycle and stroller storage.
- Entrance halls decorated by an interior designer.

The displayed price is inclusive of all taxes (TTC), including 20% VAT.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>