

## New 3-bedroom apartment on the 3rd floor in a residence in Garches facing the racecourse



## INFORMATION

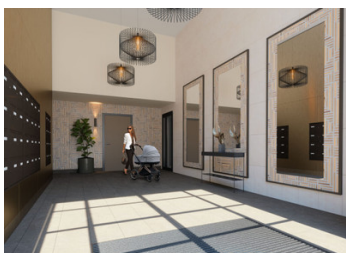
<b>Town:</b>	<b>Garches</b>
<b>Department:</b>	<b>Hauts-de-Seine</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>2</b>
<b>Floor:</b>	<b>90 m2</b>
<b>Outside Space:</b>	<b>9 m2</b>

## IN BRIEF

LEGGETT PRESTIGE is delighted to present this bright 3-bedroom apartment, ideally located in the west of Paris, in Garches (Hauts-de-Seine). The property is part of a high-end mid-sized residence (98 units). Garches is renowned for its quality of life, close to the Parc de Saint-Cloud and the Bois de Saint-Cucufa, and benefits from excellent transport links.

This new 90.80 m<sup>2</sup> apartment is located on the residential plateau. The spacious living room, with a large picture window, opens onto a south-facing balcony.

Close to the Saint-Cloud racecourse and the Country Club, this residence with contemporary architecture offers a peaceful and sought-after environment. Garches-Marnes-la-Coquette train station (line L to La Défense and Saint-Lazare). A13 motorway at Vaucresson and A86 at Rueil. German and American schools nearby. Underground parking included. Built to RT 2012 standards. Completion

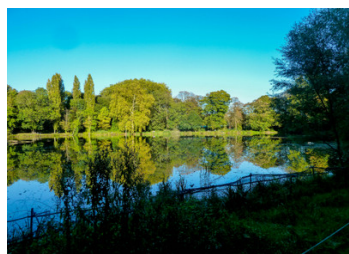


## ENERGY - DPE

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 flat is composed of:

A large living space:

- Kitchen-living area of 34,16 m<sup>2</sup> open to the balcony of 9,18 m<sup>2</sup>.
- Bedroom 1: 14,36 m<sup>2</sup>
- Bedroom 2: 10,27 m<sup>2</sup>
- Bedroom 3: 10,64 m<sup>2</sup>
- The bathroom: 5,40 m<sup>2</sup>
- The shower room: 1,88 m<sup>2</sup>
- A corridor: 5,22 m<sup>2</sup>

### EQUIPMENT AND FEATURES:

- Collective gas heating and hot water supplied by radiators.
- Electric roller shutters (centralized) / swing shutters.
- Thermostatic control on radiators.
- Fibre-optic pre-installation up to the electrical panel.
- Sound-insulating screed for improved acoustic comfort.

### ACCESS AND SECURITY:

- Fully enclosed and secure residence.
- Access control by digital code, videophone, or GSM call system.
- Vigik key system for residents.
- Secured lifts providing access to the basement.
- Underground parking with remote-controlled door.
- Bicycle and stroller storage room available.
- Entrance halls decorated by an interior designer.

The listed price includes VAT at 20 %.

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