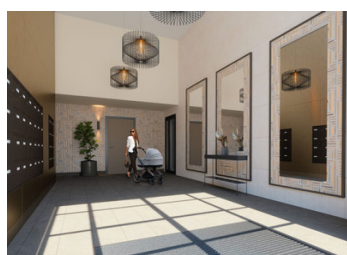


## New 4-bedroom apartment on the 4th floor, high-end residence in Garches



## INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	4
Bath:	2
Floor:	95.87 m2
Outside Space:	78 m2



## ENERGY - DPE

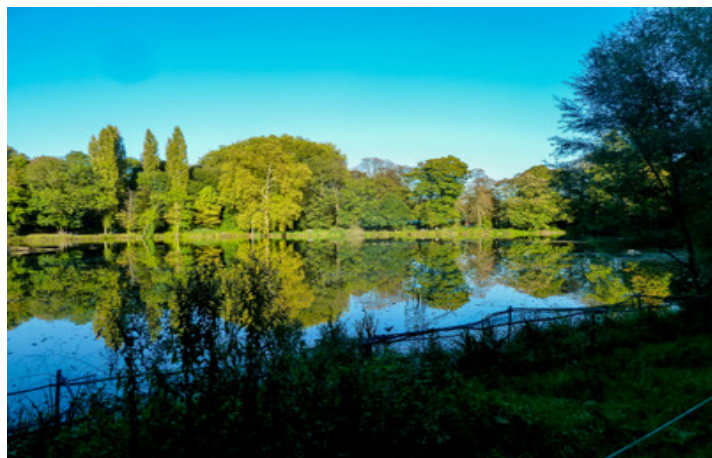
DPE not required.

## IN BRIEF

LEGGETT PRESTIGE is delighted to present this beautiful 4-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 exceptional quality of life, close to the Parc de Saint-Cloud and the Bois de Saint-Cucufa, and benefits from excellent transport connections. This new 95.87 m<sup>2</sup> apartment is located on the residential plateau. The bright living room, with a large picture window, opens onto a balcony facing south and west. Close to the Saint-Cloud racecourse and the Country Club, this residence with contemporary architecture offers a peaceful and sought-after setting. Garches-Mames-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 scheduled...

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

Apartment floor plan available upon request.

### THE APARTMENT COMPRISES:

A spacious living area including:

- Entrance hall: 11.36 m<sup>2</sup>.
- Open-plan kitchen and living room: 29.19 m<sup>2</sup>, opening onto a terrace of 78.41 m<sup>2</sup>, with a main outdoor section of 12.50 m<sup>2</sup>.
- Bedroom 1: 15.28 m<sup>2</sup>.
- Bedroom 2: 9.42 m<sup>2</sup>.
- Bedroom 3: 9.98 m<sup>2</sup>.
- Bedroom 4: 10.40 m<sup>2</sup>.
- Bathroom: 4.73 m<sup>2</sup>.
- Shower room: 2.61 m<sup>2</sup>.
- WC 1: 1.33 m<sup>2</sup>.
- WC 2: 1.57 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 %.

## NOTES