

Cormeilles (95) 2 bedroom duplex on the 5th floor, facing West and South. Neighbourhood marina. NEW BUILD



INFORMATION

Town:	Cormeilles-en-Parisis
Department:	Val-d'Oise
Bed:	2
Bath:	2
Floor:	96 m2
Outside Space:	27 m2

IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful duplex flat in CORMEILLES-en-Parisis in the Val d'Oise (95).

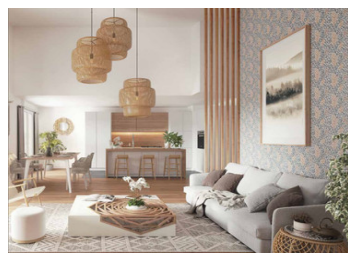
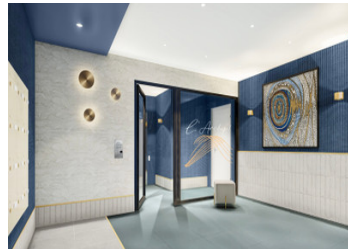
This 2 bedroom apartment is located in a marina on the banks of the Seine. The marina is ideal for mooring boats, and is one of the attractions of this new development. The town has 17% of green spaces, and is well served by the transport infrastructure of Sartrouville, Argenteuil, Maisons-Laffitte and Bezons.

This 96.84m2 flat is located on the outskirts of Sartrouville.

The living room faces west and south, with bay windows opening onto a large south-facing terrace. The open-plan kitchen adjoins the living room. The sleeping area comprises 2 bedrooms plus a study area on the landing (6th floor).

Comes with a private parking space and cellar.

This development also offers studio, 1, 2 and 4 bedroom apartments.

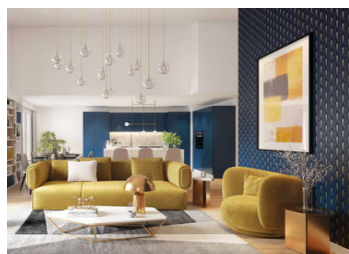


ENERGY - DPE

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 flat comprises 3 main rooms:

On the 5th floor:

- An entrance of 8.58m²
- A 33m² living room with a 9.64m² kitchen area
- A shower room of 7.88m²
- A 27.69m² terrace

6th floor:

- Master bedroom of 12.29m²
- Bedroom of 13.45m²
- 3.26m² bathroom with shower and washbasin
- Landing of 8.71m² that can be used as an office.

The living room will be covered with glued parquet flooring on a floating screed with acoustic insulation. The bathroom floor will be covered with SALONI tiles or equivalent. The same applies to the kitchen. The private staircase is made of wood with a glazed finish.

NOTES

Fixtures and fittings:

- double glazing
- Heating by collective heat pump, distribution of heating by radiators except in the bathrooms by hot water towel dryers.
- Air extraction in wet rooms via humidity-sensitive air extractors.
- Electrically operated motorised roller shutters or painted wooden shutters or PVC or lacquered aluminium shutters in the living room and crank-operated shutters in the other rooms (interior blinds for roof windows).
- The building is connected to fibre optics, with a standby connection in each flat.
- Telephone and TV aerial distribution via fibre.
- RJ45 sockets in the living room (x2) and in each bedroom.

Supplied with 1 private parking space and 1 cellar. Vehicle access to the car park via an individual electronic device.

The lift serves the ground floor and upper floors (capacity of 8 people).

Access to flats via external doorphone...