

Comfortable 2-room apartment with balcony North exposure | On the banks of the Canal de l'Ourcq



## INFORMATION

Town:	Pantin
Department:	Seine-Saint-Denis
Bed:	1
Bath:	1
Floor:	43 m <sup>2</sup>
Outside Space:	9 m <sup>2</sup>

## IN BRIEF

LEGGETT PRESTIGE is pleased to present this pleasant 2-room apartment, ideally located on the banks of the Ourcq canal, in Seine Saint-Denis. New - off-plan. North facing. Balcony of 9.40m<sup>2</sup>. This comfortable and functional 2-room flat has a surface area of 47.20m<sup>2</sup>. It is located to the east of the city in a complex with shops at the foot of the building.

Close to amenities and city parks. Modern architecture. Metro line 5 just a few steps away. Porte de Pantin 2km away.

Building structure partly in wood  
Built to RT 2012 standards  
Scheduled for completion in October 2025

Furnished solution  
10,000 discount per room and free notary fees  
for bookings made in October

## 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 comprises:

a living space: kitchen-living area opening onto the balcony of approx. 9m<sup>2</sup>.

A 12.9m<sup>2</sup> bedroom with storage space.

A bathroom with shower, washbasin and WC.

Floors in main rooms (entrances, living rooms and hallways) and adjoining closets will be covered with U2SP2-rated PVC flooring.

Floors in bedrooms, dressing rooms and closets: IDEM

Floors in utility rooms (kitchen and bathroom) will be covered with bonded porcelain stoneware or glazed stoneware tiles, size 31x31 from SALONI or equivalent.

Kitchens and kitchenettes: 3 rows of 20x20 earthenware tiles along the entire length of the kitchen equipment and 60cm above the worktop.

In studios: 1 stainless steel sink with drainer, Logis M31 faucets by HANSGROHÉ or equivalent and 2 electric hotplates.

In other apartments: 1 sink unit with drainer, door and fittings equivalent to those in studios.

Bath and shower rooms: SALONI glued tiles or equivalent.

Wood or mixed wood/aluminum joinery with thermal and acoustic double glazing in all rooms. Frosted glass for bathrooms and WCs.

PVC roller shutters with crank handle.

Solid wood landing door, type ISOBLIND2E by MALERBA or equivalent, with 5-point safety lock (A2P classification).

Equipment:

Collective heating and domestic hot water by air/water heat pump, heating distribution by radiators and towel dryers in bathrooms.

8-person elevator (630 kg) with VIGIK locking system for basement access.

Telephone, DTT and fiber connections.

2 RJ45 wall outlets in living room

Wireless doorman controlled by smartphone

## NOTES