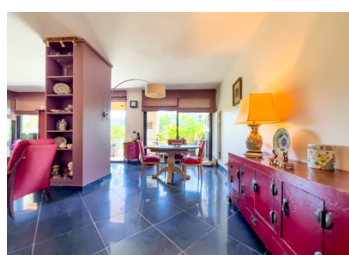
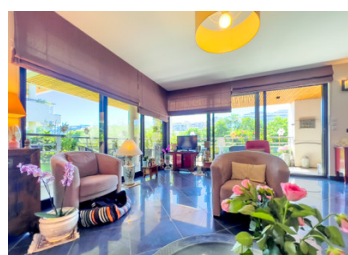
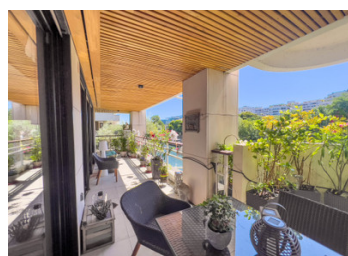
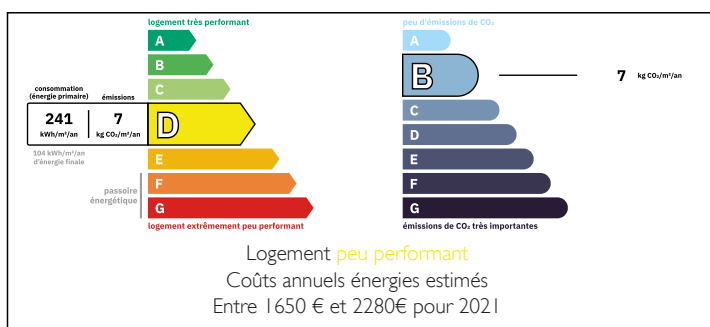


Ile de la Jatte 92, modern 2 bed apartment, 113m2 + terrace 27m2, overlooking the Seine, imm 1990 with lift



## ENERGY - DPE



## INFORMATION

Town:	Neuilly-sur-Seine
Department:	Hauts-de-Seine
Bed:	2
Bath:	2
Floor:	113 m <sup>2</sup>
Outside Space:	27 m <sup>2</sup>

## IN BRIEF

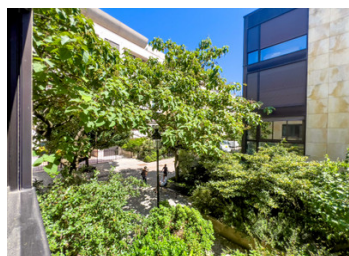
L'Ile de la Jatte, a residential enclave and a veritable green interlude on the Seine, a bright, luxury 2 bedrooms apartment, not overlooked by neighbours, 113m<sup>2</sup> + 27m<sup>2</sup> SE terrace facing the Seine. Accessed via an almost car-free paved driveway, on the 2nd floor of a small, secure, well-maintained residence (6 flats) built in 1990 with lift. It boasts spacious rooms and a pretty, bucolic view over the moored barges.

Comprising: a lovely sunny living room (41m<sup>2</sup>) with 13m of full-height picture windows opening onto the terrace, on the wooded promenade side, perfect for an aperitif al-fresco or dinner with friends, a fully-equipped kitchen, a WC + utility corner, 2 bedrooms (3rd bedroom possible), a bathroom with WC and a shower room.

Excellently rated with a D/B EPC, this modern, ready-to-move-in property is at the heart of a very

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

Île de la Jatte is a popular residential enclave between Neuilly-sur-Seine (south) and Levallois-Perret (north). The island offers...

1. an exceptional environment
    - Quiet, peaceful, virtually car-free.
    - Cycle paths and pedestrian walkways throughout the island.
  2. Exclusive atmosphere
    - A chic village atmosphere, sought after by a discerning clientele.
    - Luxury residences, modern villas or lofts converted from former workshops.
    - Residents often from very well-to-do socio-professional categories (CSP++): families, executives, artists.
  3. Artistic and historical heritage
    - The legendary home of the Impressionists (Monet, Seurat, etc.).
    - Several outdoor sculptures, galleries and works of art to discover.
    - Very 'signature' address with stable value.
  4. Access and amenities
    - Well served despite its island location: bridges to Levallois, Neuilly, Clichy.
    - Schools and shops just a few minutes away on foot or by car.
    - Quick access to the ring road and quays.
- Ideal for whom?
- Families looking for security and quality schools.
  - Young professionals looking for a good work-life balance.
  - Investors looking for a rare property with excellent value retention.

## LOCAL TAXES

Taxe foncière: **2315 EUR**

## NOTES

The advantages of living in Levallois-Perret:

1. Proximity to Paris
  - Bordering Neuilly and the 17th arrondissement.
  - Fast access to Porte Maillot, La Défense and central Paris (line 3, RER C, Transilien).
  - Ideal for people working in Paris or the west of the city.
2. Top-of-the-range living environment
  - A well-maintained, safe, flower-filled town with