LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A40744MLV95 Price: 690 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (660 000 EUR without fees)

Spacious family home - 2,610 square feet - 2,080 square feet of land with indoor pool and views of Paris.







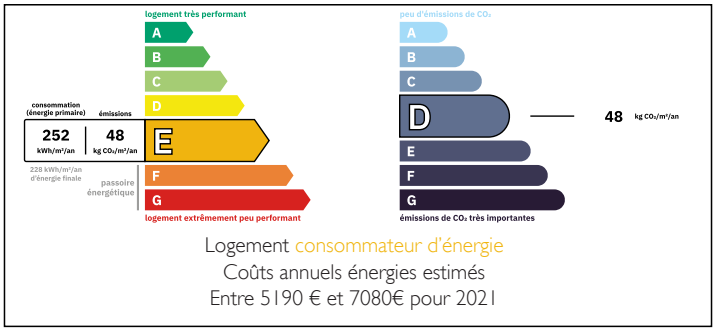








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5190 € et 7080€ pour 2021

INFORMATION

Town:	Argenteuil
Department:	Val-d'Oise
Bed:	5
Bath:	3
Floor:	247 m2
Plot Size:	811 m2

IN BRIEF

Nestled in a peaceful setting on the hillside, this 2,630 sq ft family home, built in 1975, offers a pleasant living environment just a few miles from Paris. Built on an 8,700 sq ft plot, it charms with its generous proportions and brightness.

Once through the entrance, you will discover a vast 66 m² living/dining room with bay windows overlooking the garden, a convivial kitchen, and a single-level master suite of approximately 23 m². Upstairs, the house has four bedrooms, one with its own shower room and three with direct access to the panoramic terrace offering breathtaking views of Paris. A dressing room/office and a bathroom complete this floor.

The 1,534 sq ft finished basement has some wonderful surprises in store: an indoor swimming pool, sauna, air-conditioned wine cellar, laundry room, and direct access to the garden.

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.

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NOTES

DESCRIPTION

Facing southwest, set back from the street, this house enjoys absolute peace and quiet, with only birdsong to be heard.

Located in a sought-after residential area, close to transportation, schools, and shops, it offers an ideal living environment for a large family or for those seeking space and tranquility just a stone's throw from the capital.

• Transportation:
The property enjoys excellent transport links. The Argenteuil and Val-d'Argenteuil train stations provide access to Paris Saint-Lazare in around 15 minutes. Several bus lines also serve the neighborhood, and quick access to the A15, A86, and N315 highways facilitates travel to Paris, La Défense, and the entire Paris region.

• Local shops and services:
Just a few minutes away, you will find all the amenities you need: bakeries, supermarkets, pharmacies, banks, restaurants, and health services. The center of Argenteuil, with its shops, renowned market, and cultural facilities, is easily accessible.

• Shopping centers and leisure activities:
Shopping enthusiasts will appreciate the proximity of the Côté Seine shopping center, which has more than 90 shops, cafés, and restaurants, as well as national chains.
The surrounding area also offers numerous green spaces and sports and cultural activities (swimming pool, ice rink, stadiums, media libraries, conservatory, etc.).

• Living environment:
The house is located on a quiet, secluded street, sheltered from noise pollution, and enjoys a beautiful unobstructed view of Paris.

• The town of Argenteuil:
Between city and nature, Argenteuil is one of the