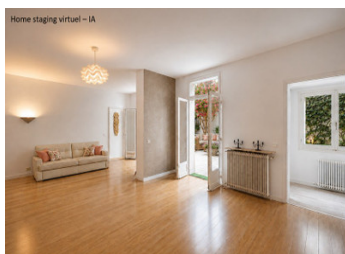


Montrouge Metro 750 m away 35 m private, secluded garden Spacious Bright Dual-aspect Very quiet.



INFORMATION

Town:	Montrouge
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	97 m ²
Outside Space:	35 m ²

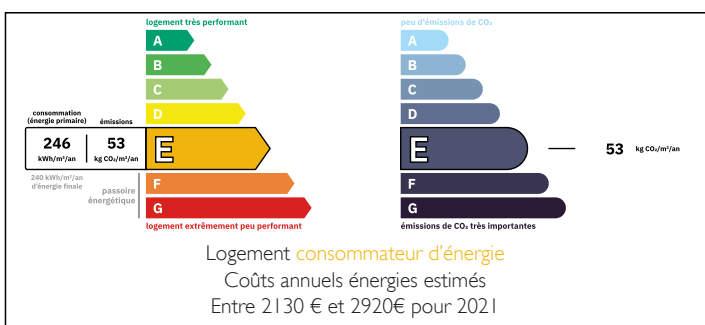
IN BRIEF

EXCEPTIONAL AND RARE – On the doorstep of Paris, this 97 m² (Carrez) apartment benefits from a private 35 m² garden terrace, sheltered from view. Spacious and pleasant in summer, it features 2.9 m high ceilings, a mature planted garden creating a naturally cooler environment, and a cool 38 m² basement directly accessible from the apartment, offering numerous possibilities for conversion.

The 30 m² living room, with fireplace, opens onto the garden. The peaceful master bedroom has direct outdoor access and a beautiful bathroom with a hammam. Two further bedrooms of 14.4 m² and 10.3 m² complete the accommodation, along with a separate 10.5 m² kitchen.

Small, well-maintained condominium with just five apartments, located on a quiet street. Service charges: €2,231/year. Energy rating: E.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES

DESCRIPTION

EXCEPTIONAL AND RARE – On the doorstep of Paris, this 97 m² (Carrez law) apartment benefits from a magnificent private 35 m² terrace-garden, sheltered from view.

SPACIOUS and naturally comfortable in summer, including during periods of intense heat, the apartment benefits from several features that contribute to its summer comfort:

A generous ceiling height of 2.9 m. The mature garden vegetation helps create a cooler microclimate through the shade and evapotranspiration provided by the trees and plants. A cool, dry and well-maintained 38 m² basement, directly accessible from the apartment, offering multiple possibilities for use: workshop, games room, leisure space or storage.

THE TERRACE-GARDEN, private and sheltered from view, extends to 35 m² and forms a genuine extension of the apartment. The garden benefits from both drip and sprinkler irrigation systems.

In one corner, a magnificent crape myrtle (*Lagerstroemia indica*) adds charm and character to this intimate outdoor space, particularly enjoyable during the warmer months. Its late flowering, in delicate colours, brightens the garden until early autumn. Its bark, with beige, grey and pink hues, followed by foliage turning yellow and orange in autumn, extends its ornamental appeal throughout the seasons.

The terrace photographs have been virtually furnished to illustrate the potential layout of this outdoor space. The terrace also provides ample room for a garden table, ideal for al fresco summer dining.

From the moment you enter, the generous proportions and warm atmosphere immediately make an impression.