

Apartment T2 on the 3rd floor in a residence located in Garches facing the racecourse

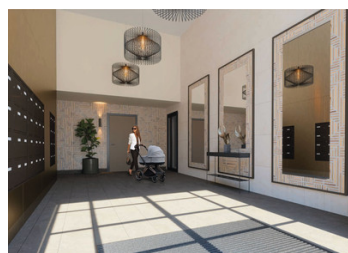


INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	1
Bath:	1
Floor:	46 m2
Outside Space:	4 m2

IN BRIEF

LEGGETT PRESTIGE is pleased to present this 2 room apartment ideally located in the west of Paris, in Garches in the Hauts-de-Seine. This apartment is located in a medium-sized standing residence (98 units). The town of Garches is renowned for its living environment, in the immediate vicinity of the Parc de Saint-Cloud and the Bois de Saint-Cucufa, and is ideally served by transport infrastructures. New build. This 2 room apartment of 46,77m2 is located on the residential plateau. The living room, with a large bay window opens onto a terrace. Double exposure mainly SE. Close to the racecourse of Saint Cloud, the Country Club. Contemporary architecture. Garches train station serving La Défense and Saint Lazare (Line L). Freeway A13 in Vaucresson, A86 in Rueil. German school and American school nearby. Parking space in the basement. RT 2012 standard construction. Delivery scheduled for the 1st quarter of 2025. Notary fees offered until...

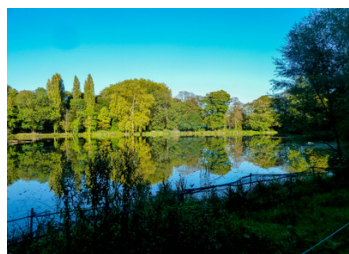


ENERGY - DPE



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.



NOTES

DESCRIPTION

The apartment is composed of:

A large living space: kitchen-living room of 22,22 m² open on the balcony of 4,72 m². a corridor leading to the bedroom (12,09 m²), the shower room (6,39 m²) and a storage (2,17 m²).

Parquet in the dry rooms.

There is no equipment in the kitchen (connections on hold).

Vanity unit with a mirror and a light strip in the shower room. Electric towel dryer. Suspended WC.

Equipment:

- Heating and hot water, collective gas boiler, distribution by radiators.
- Electric and centralized roller shutters and/or shutters.
- Mixing thermostat on the radiators
- Fiber optic equipment to the electrical panel of the housing.
- Isophonic screed.
- Access and security: Fully enclosed residence. Access control by digicode and videophone/or GSM call system. VIGIK type keys for the residents. 2 RJ45 plugs in the living room, 1 plug in the bedroom.
- Parking in the basement. Parking door controlled by remote control
- Elevators secured by Digicode for access to the basement
- Decoration of the entrance halls designed by a decorator.
- Bicycle and stroller room

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>