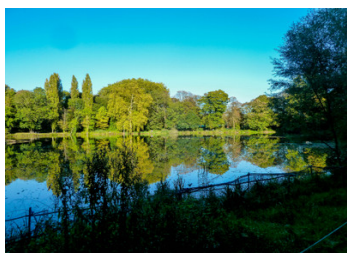
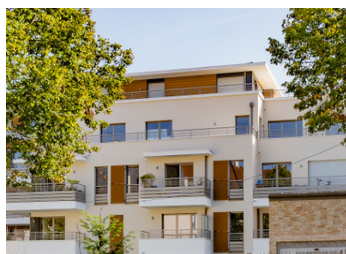
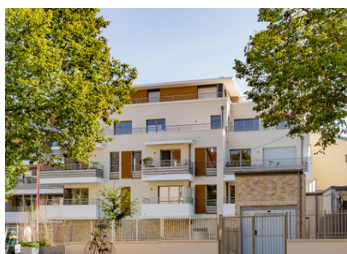


Apartment 3 rooms (N-S) | 3rd floor with parking | downtown Garches



INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	2
Bath:	1
Floor:	66 m2
Outside Space:	7 m2



IN BRIEF

LEGGETT PRESTIGE is pleased to present this pleasant 3 room apartment, ideally located in the heart of Garches, in the Hauts-de-Seine. This apartment, in a medium-sized luxury residence (80 units), will reassure you with its security. 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. This 3 room apartment of 66,39m2 is located in the pedestrian city center. In the living room, large bay window facing North giving onto a terrace of 7,81m2. Close to amenities and sports and cultural facilities. Modern architecture. Bus 360 and Bus 460, nearby SNCF train station 10 minutes away serving La Défense and Saint Lazare (Line L) A13 freeway in Vaucresson, A86 in Rueil Parking space in the basement Construction standard RT 2012 Scheduled delivery 4th quarter 2023

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.



DESCRIPTION

The apartment is composed of: a living space: kitchen-living room open to the North 23.76 m², a hallway leading to a bedroom of 11.74 m² exposed South and a 2nd bedroom of 12.55 m² with closet. The bathroom is equipped with a bathtub, a simple basin. The floor of the main rooms (entrances, living rooms, bedrooms and corridors) and adjoining cupboards will be covered with a 14 mm thick solid oak parquet laid on an acoustic screed. Particular attention will be paid to the quality of the interior paintings, both on the walls and ceilings as well as on the woodwork.

Equipment: Collective heating and hot water, heating distribution: mainly by central heating radiators.

The floor of the kitchens, toilets, bathrooms, shower rooms and cupboards adjoining these rooms will be covered with a glued porcelain stoneware tile SALONI, laid on acoustic screed.

Elevator for 7 persons (90 Kg) with key lock or resident badge for access to the basement.

Connection to telephone, TNT, and Fiber.

Garage for bicycles and children's cars

Cable tray for future power supply of electric vehicles

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

NOTES