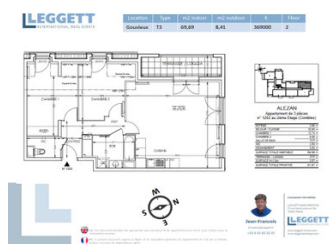
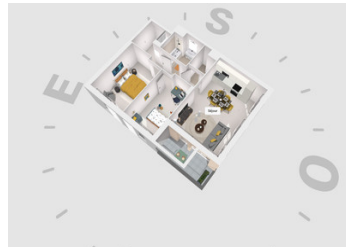
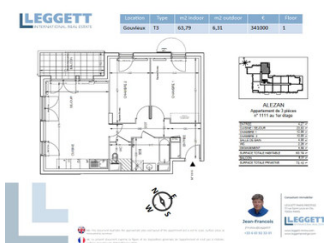


Gouvieux/centre (60270), 3-room apartment, new program 63.79m , 1 floor, parking included. Pinel law eligible



## INFORMATION

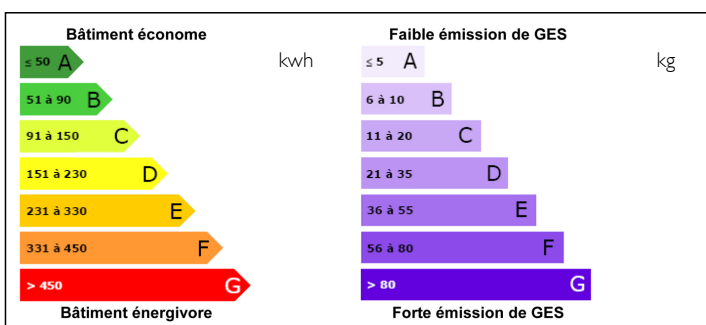
Town:	Gouvieux
Department:	Oise
Bed:	2
Bath:	1
Floor:	63.79 m2
Outside Space:	6 m2



## IN BRIEF

In Gouvieux, discover a private wooded estate close to Chantilly. This 1st floor apartment with elevator offers top-of-the-range amenities, 63.79m<sup>2</sup> with parking spaces included, it comprises an entrance hall with hallway leading to a 23.83 m<sup>2</sup> living room with open kitchen, two bedrooms of 12.99 m<sup>2</sup> and 10.86 m<sup>2</sup>, a 4.99 m<sup>2</sup> bathroom with separate toilet and a 6.31 m<sup>2</sup> balcony. 350m from the town center, shops and services. Beyond the estate's secure entrance gate, the residence is set in a landscaped wooded area. This exceptional setting is only 8 minutes\*\* by car from the Chantilly-Gouvieux train station, which provides a 24-minute link to the Gare du Nord. A TGV stop is planned for 2025.

## 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

Sold on a VEFA (VEFA Future State of Completion) basis and delivered new, with delivery scheduled for the 4th quarter of 2025, it offers all the essential comforts of modern life, contributing to the improvement of our daily lives, with soundproofing and high energy performance (RE2020 threshold 2025 certification, NF HQE and Biodiversity) in compliance with the NF Eco-Label housing quality standards. Eligible for the Pinel law, you'll also benefit from economic advantages including reduced notary fees of around 2.7% of the price (compared with 7.7% for older homes), exemption from property tax for the first 2 years, a delivery guarantee ensuring the completion of any new building, a ten-year building construction guarantee and, last but not least, a perfect completion guarantee covering any minor damage that may occur during the first year. These elements ensure lasting comfort and peace of mind, as there are no major repairs or upgrades to be undertaken in the condominium.

This residential complex offers a choice available of studio to 4-room apartments, extended by generous balconies, loggias, terraces or private gardens of up to 197 m2, as well as 4 detached houses with garden, inner courtyard and private double garage. Ideal for living or investing

Gouvieux benefits from a privileged location, and is one of the 3 most sought-after communes in the Oise department close to the Val-d'Oise (Chantilly, Gouvieux, Lamorlaye). It is only 40 kilometers north of Paris, making it ideal for people working in the capital. It...