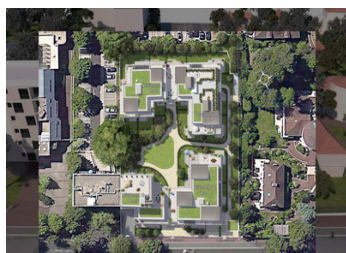


Flat T3 | Ground floor | Exposure NW SW | Garches facing the racecourse



INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	2
Bath:	1
Floor:	68 m2
Outside Space:	43 m2



IN BRIEF

LEGGETT PRESTIGE is pleased to present this 3-room apartment ideally located in the west of Paris, in Garches in the Hauts-de-Seine department. This flat is located in a medium-sized luxury residence (98 units). The town of Garches is renowned for its lifestyle, with the Parc de Saint-Cloud and the Bois de Saint-Cucufa right on its doorstep, and is ideally served by transport links. New built. This 3-room flat of 68.84m2 is located on the residential plateau. The living room has a large bay window overlooking the garden. Double exposure mainly NW. Close to the Saint Cloud racecourse and the Country Club. Contemporary architecture. Garches SNCF station serving La Défense and Saint Lazare (Line L). A13 motorway at Vaucluse, A86 at Rueil. German and American schools nearby. 2 basement parking spaces. Built to RT2012 standards. Delivery scheduled for Q4 2025. Discount of 5,000 euros per main room

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 flat offers:

A large living area:

- Kitchen-living area: 28.77 m2, opening onto the terrace and garden
- Bedroom 1: 12.01 m2
- Bedroom 2: 12.25 m2
- Bathroom: 4.55 m2
- 9.92 m2 entrance hall

Parquet flooring in the dry rooms. No equipment is planned for the kitchen (connections pending). Vanity unit with mirror and light strip in the shower room. Electric towel rail. Wall-hung WC.

Fittings:

- Heating and hot water, collective gas boiler, distributed by radiators.
- Electric and centralised roller shutters and/or folding shutters.
- Mixing thermostat on radiators
- Fibre optic cable to the home's electrical panel.
- Soundproof screed.
- Access and security: Fully enclosed residence. Access control via keypad and videophone/or mobile phone call system. VIGIK keys for residents.
- 2 RJ45 sockets in the living room, 1 socket in each bedroom.

2 basement car parks. Lifts secured by Digicode for basement access.

Decorator-designed entrance halls.

Bicycle and pushchair storage.

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

NOTES