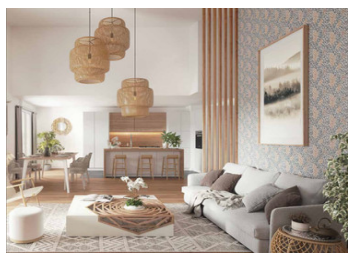


Cormeilles (95) | 1 room | 4th floor | Facing North West | NEW BUILD



INFORMATION

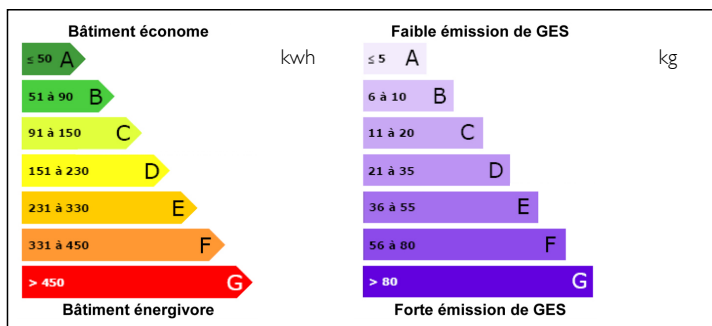
Town:	Cormeilles-en-Parisis
Department:	Val-d'Oise
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	5 m2



IN BRIEF

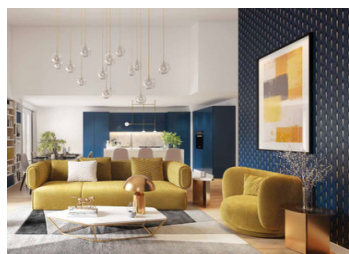
LEGGETT PRESTIGE is pleased to present this beautiful studio apartment in CORMEILLES-en-Parisis in the Val d'Oise (95). This apartment is located in a marina on the banks of the Seine. The marina provides mooring for boats, and is one of the attractions of this new development. The commune has 17% green space, and is well served by the transport infrastructures of Sartrouville, Argenteuil, Maisons-Laffitte and Bezons. This 45.57m2 apartment is located on the outskirts of Sartrouville. The living room faces northwest, with a bay window opening onto a balcony. The open kitchen adjoins the living room. Comes with a private parking space and cellar. This program also offers 2, 3, 4 and 5-room apartments.

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 studio is composed of:

- 3.13m² entrance hall
- 36.48m² living room/kitchen
- A 5.96m² shower room
- A 5.13m² balcony

The living room will be covered with glued parquet on a floating screed with acoustic insulation. The bathroom floor will be covered with SALONI tiles or equivalent. The same applies to the kitchen.

Equipment:

- Double glazing
- Collective heat pump heating, radiator heating distribution except in bathrooms, with hot-water towel dryers.
- Humidity-sensitive extractors in wet rooms.
- Electrically operated motorized roller shutters or painted wood, PVC or lacquered aluminum shutters in living rooms.
- Building connected to fiber optics, with connections on hold in each apartment.
- Fiber optic distribution of telephone and TV antenna.
- RJ45 sockets in the living room (x2) and in each bedroom.

Supplied with 1 private parking space and 1 cellar. Vehicle access to parking lot via individual electronic box.

Elevator to ground floor and upper floors (8-person capacity).

Access to apartments via exterior doorman with keypad and DIGYK reader, plus interior doorman with video call and DIGYK reader.

Metering of individual consumption on the landing via CLEA platform (heating, hot water, electricity, other uses).

Communal premises on ground floor: bicycle room, rubbish & bulky goods room.

Building complies with accessibility regulations for people with reduced mobility.

NOTES

Built to RT 2012 standards (BBC)

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr