

Garches 92380. 4 bedroom duplex on the 4th floor. South-East exposure, facing the racecourse. **NEW BUILD.**

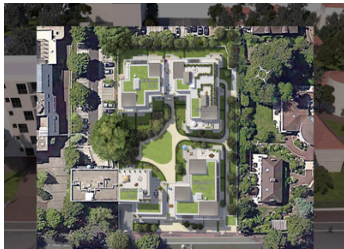


INFORMATION

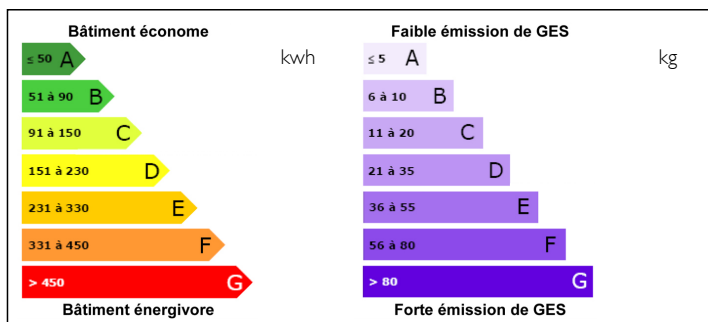
Town:	Garches
Department:	Hauts-de-Seine
Bed:	4
Bath:	2
Floor:	133 m2
Outside Space:	165 m2

IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful 4 bedroom apartment ideally located in western Paris, in Garches in the Hauts-de-Seine department. This apartment is located in a medium-sized luxury residence (98 units). The commune of Garches is renowned for its quality of life, in the immediate vicinity of the Parc de Saint-Cloud and the Bois de Saint-Cucufa, with excellent transport links. **NEW BUILD.** This 133.80m2 apartment is located on the residential plateau. The living room, with its large bay windows, opens onto a south-east-facing terrace. Rooftop with panoramic view. Close to the Saint Cloud racecourse and Country Club. Contemporary architecture. Garches SNCF train station serving La Défense and Saint Lazare (Line L). A13 freeway at Vaucresson, A86 at Rueil. German and American schools nearby. 2 underground parking spaces. Built to RT 2012 standards. Delivery scheduled for 1st quarter 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.

DESCRIPTION

The apartment offers:

4th floor:

A large living space:

- 52.02 m2 kitchen-living area opening onto a 108.03m2 terrace.
- Bedroom 1: 12.02m2 with dressing room*.
- Bedroom 2: 13.02m2
- Bedroom 3: 10.73m2
- Bedroom 4: 11.01m2
- Bathroom: 6.79m2
- Shower room: 5.28m2
- Hallway: 8.30m2
- Dressing room: 3.47m2
- Hallway: 3.34 m2
- Terrace 108.30m2

5th floor:

- Rooftop terrace: 57.57m2

NOTES

Parquet flooring in dry rooms.

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

Equipment:

- Heating and hot water, collective gas boiler, radiator distribution.
- Sliding-door closet in bedroom 3.
- Centralized electric roller shutters and/or shutters.
- Mixing thermostat on radiators
- Fibre optic cable to electrical panel.
- Soundproof screed.
- Access and security: Fully enclosed residence. Access control by keypad and videophone/or GSM call system. VIGIK keys for residents.
- 2 RJ45 sockets in the living room, 1 socket in 2 of the 4 bedrooms.

Basement parking. Remote-controlled parking door Digicode-secured elevators for basement access.

Decorator-designed entrance halls.

Bicycle and stroller storage