

Cormeilles (95) | 1 room | 5th floor | Facing West | NEW BUILD



## INFORMATION

Town:	Cormeilles-en-Parisis
Department:	Val-d'Oise
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	0 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 45.40m2 apartment is located on the outskirts of Sartrouville. The living room faces west, with a bay window opening onto the Seine river. The open kitchen adjoins the living room. Comes with a private parking space. This program also offers 2, 3, 4 and 5-room apartments.

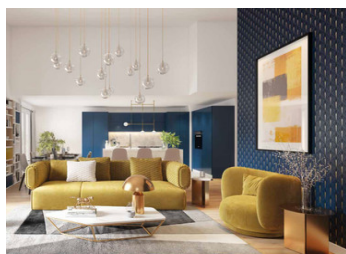


## ENERGY - DPE



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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 comprising:

- A living room/Kitchen of 39.78m<sup>2</sup>
- A shower room of 5.62m<sup>2</sup>

The living room floor will be covered with glued parquet on a floating screed with acoustic insulation. The shower room floor will be covered with SALONI tiles or equivalent. Ditto for 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 living room (x2).

Supplied with 1 private parking space on the ground floor.

Vehicle access to parking lot via individual electronic device. Elevator serving ground 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.

Individual consumption metering on the landing via CLEA platform (heating, hot water, electricity, other uses).

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

Building compliant with accessibility regulations for people with reduced mobility.

Built to RT 2012 standards (BBC)

Building compliant with New Acoustic Regulations (NAR)

## NOTES