

Spacious 2-room apartment with terrace | South facing | On the banks of the Canal de l'Ourcq



INFORMATION

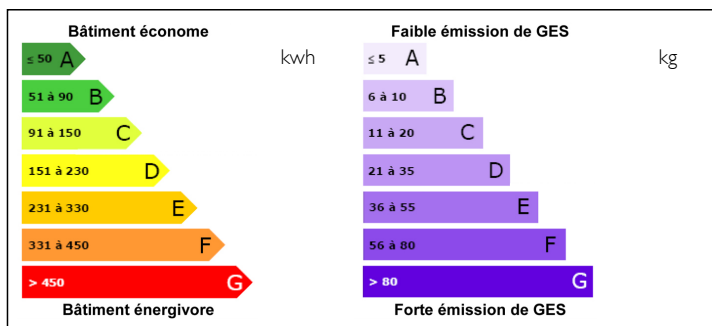
Town:	Pantin
Department:	Seine-Saint-Denis
Bed:	1
Bath:	1
Floor:	50 m ²
Outside Space:	3 m ²



IN BRIEF

LEGGETT PRESTIGE is pleased to present this 2-room apartment ideally located on the banks of the Ourcq canal, in Seine Saint-Denis. New VEFA. This 2-room flat (50.20m²) is located to the east of the city, on the outskirts of Bobigny. South facing. Terrace of 3.9m². This flat is spacious and will seduce you with the separation between the day and night areas, and its openings onto the terrace. Let yourself be carried away by long walks along the banks of the Canal de l'Ourcq, the events and concerts at the Cité des Sciences de la Villette or the Centre National de la Danse. Schools and colleges are within easy reach. All amenities nearby. Modern architecture. Metro line 5 a stone's throw away. Porte de Pantin 2km away. Built to RT 2012 standards. Scheduled delivery October 2025. Furnished solution, €10,000 discount per room and free notary fees for all bookings in October.

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 is composed of:

6.4m² entrance hall

living area: 20.7m² living room opening onto 3.9m² terrace

A 4.5m² kitchen

A 12.9m² bedroom also opening onto the terrace

A 5.7m² bathroom with shower, washbasin and WC (see plan)

The floors of the main rooms (entrances, living rooms and hallways) and adjoining closets will be covered with U2SP2-rated PVC flooring.

Floors in bedrooms, dressing rooms and closets: IDEM

Floors in utility rooms (kitchen and bathroom) will be covered with bonded porcelain stoneware or glazed stoneware tiles, size 31x31 from SALONI or equivalent.

Kitchens and kitchenettes: 3 rows of 20x20 earthenware tiles along the entire length of the kitchen equipment and 60cm above the worktop.

In studios: 1 stainless steel sink with drainer, Logis M31 faucets by HANSGROHÉ or equivalent and 2 electric hotplates.

In other apartments: 1 sink unit with drainer, door and fittings equivalent to those in studios.

Bath and shower rooms: SALONI glued tiles or equivalent.

Wood or mixed wood/aluminum joinery with thermal and acoustic double glazing in all rooms. Frosted glass for bathrooms and WCs.

PVC roller shutters with crank handle.

Solid wood landing door, type ISOBLIND2E by MALERBA or equivalent, with 5-point safety lock (A2P classification).

Equipment:

Collective heating and domestic hot water, by air/water heat pump, heating distribution: by radiators and towel dryers in bathrooms.

8-person elevator (630 kg) with VIGIK locking system for basement access.

Telephone, DTT and fiber connections.

2 RJ45 wall outlets in living room

NOTES