

NEW BUILD Flat T4 on the 3rd floor in a residence located in Garches facing the racecourse



INFORMATION

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| Town: | Garches |
| Department: | Hauts-de-Seine |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 90 m2 |
| Outside Space: | 9 m2 |



IN BRIEF

LEGGETT PRESTIGE is pleased to present this 4 room apartment ideally located in the west of Paris, in Garches in the Hauts-de-Seine. This flat is located in a medium-sized standing residence (98 units). The town of Garches is renowned for its living environment, in the immediate vicinity of the Parc de Saint-Cloud and the Bois de Saint-Cucufa, ideally served by transport infrastructures. Newly built. This 4 room flat of 90.80 m2 is located on the residential plateau. The living room, with a large bay window, opens onto a balcony. South exposure. Close to the Saint Cloud racecourse and the Country Club. Contemporary architecture. Garches train station serving La Défense and Saint Lazare (Line L). A13 motorway at Vaucresson, A86 at Rueil. German school and American school nearby. Parking space in the basement. RT 2012 standard construction. Delivery scheduled for the 1st quarter of 2025. Notary fees offered until 15 December...

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 is composed of:

A large living space:

- Kitchen-living area of 34,16 m2 open to the balcony of 9,18 m2.
- Bedroom 1: 14,36 m2
- Bedroom 2: 10,27 m2
- Bedroom 3: 10,64 m2
- The bathroom: 5,40 m2
- The shower room: 1,88 m2
- A corridor: 5,22 m2

Parquet flooring in the dry rooms.

There is no equipment in the kitchen (connections pending). Vanity unit with mirror and light strip in the shower room. Electric towel dryer. Hanging WC.

Equipment:

- Heating and hot water, collective gas boiler, distribution by radiators.
- Electric and centralized roller shutters and/or shutters.
- Mixing thermostat on the radiators
- Fibre optic equipment to the electrical panel of the dwelling.
- Soundproofed screed.
- Access and security: Fully enclosed residence. Access control by digicode and videophone/or GSM call system. VIGIK type keys for residents.
- 2 RJ45 sockets in the living room, 1 socket in 2 of the 3 bedrooms.

Basement car park. Parking door controlled by remote control Lifts secured by Digicode for access to the basement

Decoration of the entrance halls designed by a decorator.

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