

Direct access to Lake Enghien (95), exceptional location, 173m , very quiet, terrace, stunning views

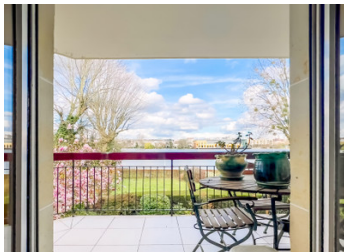


## INFORMATION

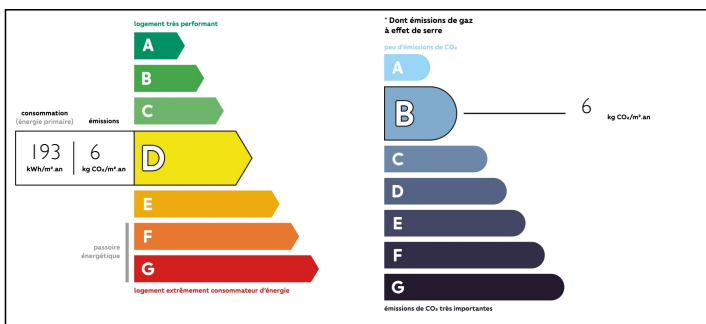
|                |                   |
|----------------|-------------------|
| Town:          | Enghien-les-Bains |
| Department:    | Val-d'Oise        |
| Bed:           | 4                 |
| Bath:          | 3                 |
| Floor:         | 173 m2            |
| Outside Space: | 30 m2             |

## IN BRIEF

Paris 75008 - Only 15 km from the Champs-Élysées - By the lake - 6 rooms (T6) - 173m<sup>2</sup> - DPE D - In the heart of the remarkable 'Belle Époque' residences, 2 steps from the lake's promenade jetty, superb flat with balconies and terrace enjoying panoramic views, in landscaped grounds of 3,000 m<sup>2</sup> with private mooring. On the 1st floor of a 1980 building with lift, it comprises a welcoming entrance hall, a living area (52m<sup>2</sup>), a separate kitchen, a utility room, 4 bedrooms, 1 bathroom, 2 shower rooms, 2 secure parking spaces and a cellar. Its exceptional status as the only spa town in the Ile-de-France region, just 11 km from Paris, makes it a popular holiday destination. Discover its elegant, lively streets, its avenues lined with "architect's houses" illustrating the exuberant Art Nouveau and Art Deco styles, its racecourse, and also its famous Jazz Festival. If you're...



## 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

Energy performance :

- 193 D / 6 B --> Final energy 84
- Additional work required to upgrade to A --> between €25900 and €38900

Details of surface areas for the lots included in the price:

- Flat --> 173.39m<sup>2</sup> Carrez (9 826 euros/m<sup>2</sup>)
- Total living space --> 173,39m<sup>2</sup> habitable; 173,39m<sup>2</sup> Carrez; 38,74m<sup>2</sup> Terrace

Room details :

- Entrance 19.07 m<sup>2</sup>
- Living room 51,57 m<sup>2</sup>
- Kitchen 18,40 m<sup>2</sup>
- Bedroom 12,28 m<sup>2</sup> ; Bedroom 25,96 m<sup>2</sup> ; Bedroom 15,50 m<sup>2</sup> ; Bedroom 9,87
- Terrace 30 m<sup>2</sup>
- Shower rooms 6,22 m<sup>2</sup> ; Bathroom 5,07m<sup>2</sup>
- Utility room 3,78 m<sup>2</sup>
- Garage
- 2 cellars
- Private parking spaces

Investor information :

- Rental potential 17€ / m<sup>2</sup> / month --> 3,000€.

Features:

Situated in a prestigious area close to the city centre, this flat boasts a breathtaking view of the lake. You can stroll around the private park with its pontoon to sail on the calm waters on sunny days and contemplate the serene beauty of the lake, which changes with the seasons. The changing reflections, the shades of blue and green, all contribute to creating a soothing and inspiring atmosphere. The elegant architecture and top-of-the-range finishes give this building an aura of prestige.

As soon as you cross the threshold of this flat, your eyes will be drawn to the breathtaking view over the lake. The functional entrance hall leads into a vast living space bathed in natural light. This is where you can entertain your loved ones, share warm moments...

## NOTES