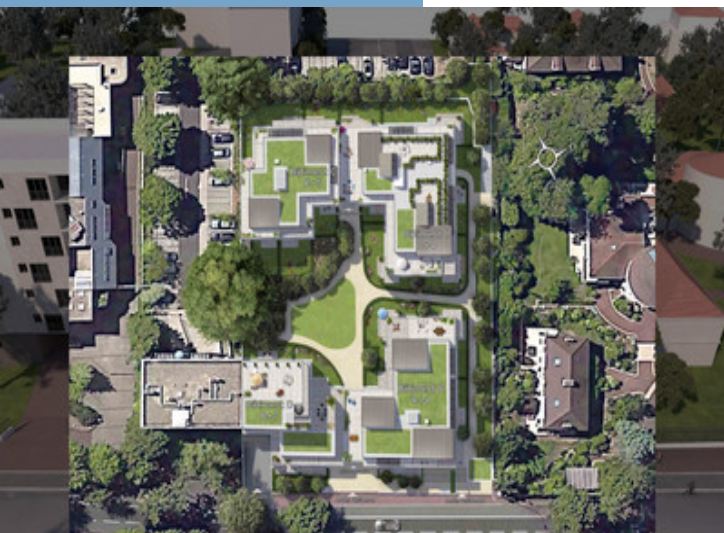


GARCHES 92380. 4 BEDROOM DUPLEX ON THE
4TH FLOOR. SOUTH-EAST EXPOSURE, FACING
THE RACECOURSE. NEW BUILD.

www.leggettprestige.com

GARCHES 92380. 4
BEDROOM DUPLEX ON
THE 4TH FLOOR.
SOUTH-EAST EXPOSURE,
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RACECOURSE. NEW BU...



PROPERTY FACT FILE

REFERENCE	A24596ARD92
PRICE	€ 1,557,900 £ 1,340,651* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	133 m ²
LAND	165 m ²
TOWN	Garches
DEPARTMENT	Hauts_de_Seine
LOCATION	0-2KM to amenities
TYPE	
CONDITION	New Build
FEATURES	Mains Drains, Wheelchair friendly, Electricity on site
*Price based on current exchange rate which is subject to change	

- Close to Saint-Cloud, Rueil, Suresnes and Paris
- Luxury residence
- Communal garden
- Apartment with terrace and rooftop
- Comes with 2 parking spaces

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BEDROOM DUPLEX ON
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SOUTH-EAST EXPOSURE,
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Ref : A24596ARD92

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

DESCRIPTIF

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

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.

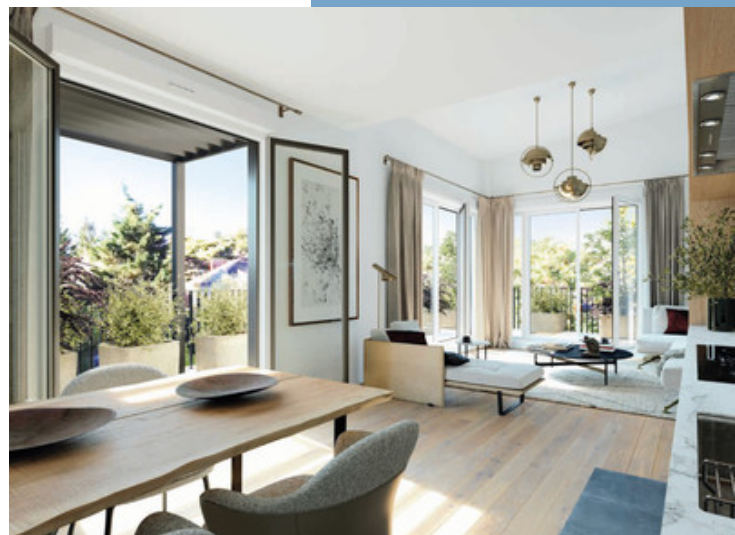
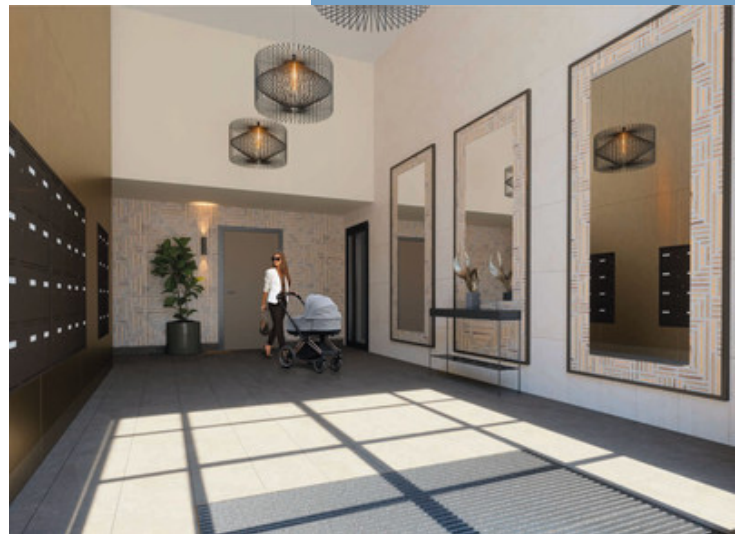
Equipment:

- 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.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24596ARD92>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

NOTICE

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A24596ARD92
FILE COMPLETE
AND PHOTOS
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