LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



CORMEILLES (95) 2 BEDROOM DUPLEX ON THE 5TH FLOOR, FACING WEST AND SOUTH. NEIGHBOURHOOD MARINA. NEW BUILD

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PROPERTY FACT FILE

REFERENCE	A24497ARD95
PRICE	€ 613,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	96 m²
LAND	27 m²
TOWN	Cormeilles-en-Parisis
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	New Build
FEATURES	Mains drainage, Private parking, Water on site

*Price based on current exchange rate which is subject to change





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- 8km: Champs Elysées. 18km: Orly. 33km: Roissy
- Neighbourhood with own marina on the Seine River
- Apartments: choose from 3 decorative moods
- Nursery and school facilities within the complex
- Large terrace. Restaurants and shops nearby

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LEGGETT PRESTIGE is pleased to present this beautiful duplex flat in CORMEILLES-en-Parisis in the Val d'Oise (95).
This 2 bedroom apartment is located in a marina on the banks of the Seine. The marina is ideal for mooring boats, and is one of the attractions of this new development. The town has 17% of green



DESCRIPTION

The flat comprises 3 main rooms:
On the 5th floor:
- An entrance of 8.58m2
- A 33m2 living room with a 9.64m2 kitchen area
- A shower room of 7.88m2
- A 27.69m2 terrace

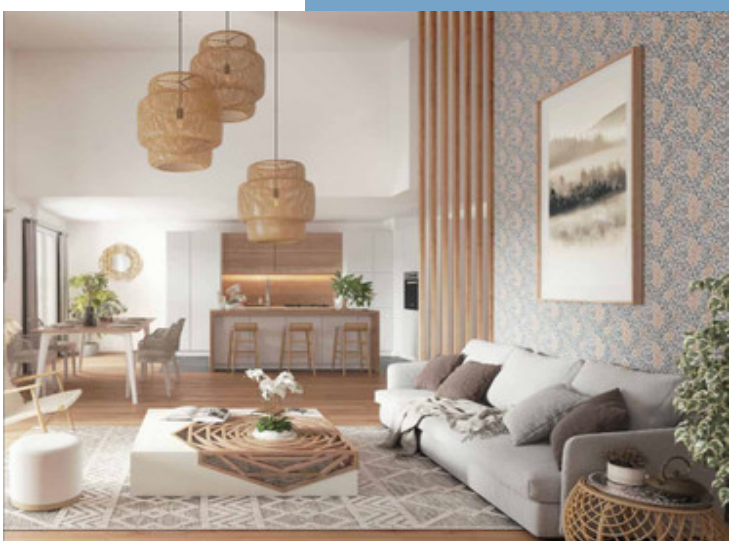


6th floor:
- Master bedroom of 12.29m2
- Bedroom of 13.45m2
- 3.26m2 bathroom with shower and washbasin
- Landing of 8.71m2 that can be used as an office.

The living room will be covered with glued parquet flooring on a floating screed with acoustic insulation. The bathroom floor will be covered with SALONI tiles or equivalent. The same applies to the kitchen.
The private staircase is made of wood with a glazed finish.

Fixtures and fittings:
- double glazing
- Heating by collective heat pump, distribution of heating by radiators except in the bathrooms by hot water towel dryers.
- Air extraction in wet rooms via humidity-sensitive air extractors.
- Electrically operated motorised roller shutters or painted wooden shutters or PVC or lacquered aluminium shutters in the living room and crank-operated shutters in the other rooms (interior blinds for roof windows).
- The building is connected to fibre optics, with a standby connection in each flat.
- Telephone and TV aerial distribution via fibre.
- RJ45 sockets in the living room (x2) and in each bedroom.

Supplied with 1 private parking space and 1 cellar.
Vehicle access to the car park via an individual electronic device.
The lift serves the ground floor and upper floors (capacity of 8 people).
Access to flats via external doorphone with keypa...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A24497ARD95

COMPLETE FILE AND PHOTO ON REQUEST

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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/

DPE not required.

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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 :A24497ARD95

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