



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

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



PROPERTY FACT FILE	
REFERENCE	A24497ARD95
PRICE	€ 613,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	96 m <sup>2</sup>
LAND	27 m <sup>2</sup>
TOWN	Cormeilles-en-Parisis
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	New Build
FEATURES	Mains Drains, River Frontage, Private parking
*Price based on current exchange rate which is subject to change	





- 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 CORMELLES-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

## DESCRIPTIF

The flat comprises 3 main rooms:

On the 5th floor:

- An entrance of 8.58m<sup>2</sup>
- A 33m<sup>2</sup> living room with a 9.64m<sup>2</sup> kitchen area
- A shower room of 7.88m<sup>2</sup>
- A 27.69m<sup>2</sup> terrace

6th floor:

- Master bedroom of 12.29m<sup>2</sup>
- Bedroom of 13.45m<sup>2</sup>
- 3.26m<sup>2</sup> bathroom with shower and washbasin
- Landing of 8.71m<sup>2</sup> 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.

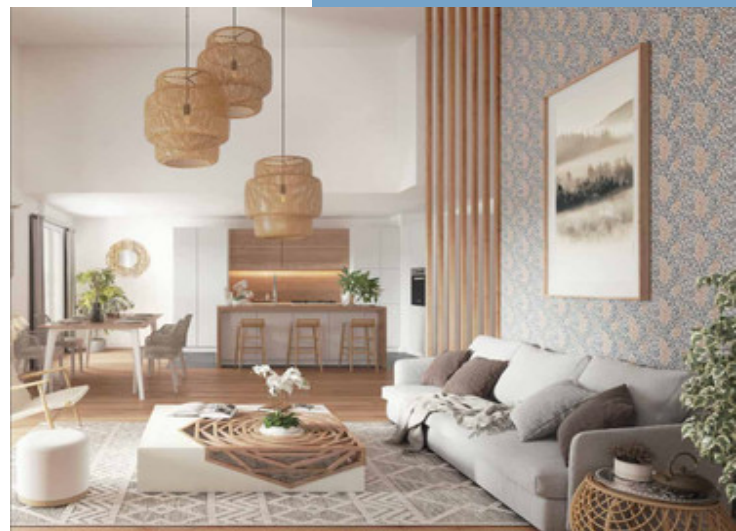
The lift serves the ground floor and upper floors (capacity of 8 people).

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

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## ENERGIE-DPE

DPE not required.

## NOTICE

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## CONTACT

Réf :A24497ARD95  
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