

ILE DE LA JATTE 92, MODERN 2 BED APARTMENT,  
113M2 + TERRACE 27M2, OVERLOOKING THE  
SEINE, IMM 1990 WITH LIFT

ILE DE LA JATTE 92,  
MODERN 2 BED  
APARTMENT, 113M2 +  
TERRACE 27M2,  
OVERLOOKING THE SEINE,  
IMM 1990 WI...



## PROPERTY FACT FILE

REFERENCE	A38507DPE92
PRICE	€ 1,395,000 £ 0* *agency fees to be paid by the seller
BEDROOM	2
BATHROOM	2
ACCOMMODATION	113 m <sup>2</sup>
LAND	27 m <sup>2</sup>
TOWN	Neuilly-sur-Seine
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	Good condition
FEATURES	Garage, Fiber optic, Double glazing

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



- Quiet, peaceful, virtually car-free.
- Terrace 27m<sup>2</sup> South East, not overlooked
- On the Seine and its tree-lined promenade
- Highly sought-after chic village atmosphere
- Box for 2 cars available in addition (€70,000)

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L'Île de la Jatte, a residential enclave and a veritable green interlude on the Seine, a bright, luxury 2 bedrooms apartment, not overlooked by neighbours, 113m<sup>2</sup> + 27m<sup>2</sup> SE terrace facing the Seine. Accessed via an almost car-free paved driveway, on the 2nd floor of a small, secure, well-maintained residence (6 flats) built in 1990 with lift. It boasts

## DESCRIPTION

Île de la Jatte is a popular residential enclave between Neuilly-sur-Seine (south) and Levallois-Perret (north). The island offers...

1. an exceptional environment

- Quiet, peaceful, virtually car-free.
- Cycle paths and pedestrian walkways throughout the island.
- 2. Exclusive atmosphere
- A chic village atmosphere, sought after by a discerning clientele.
- Luxury residences, modern villas or lofts converted from former workshops.

- Residents often from very well-to-do socio-professional categories (CSP++): families, executives, artists.

3. Artistic and historical heritage

- The legendary home of the Impressionists (Monet, Seurat, etc.).
- Several outdoor sculptures, galleries and works of art to discover.
- Very 'signature' address with stable value.

4. Access and amenities

- Well served despite its island location: bridges to Levallois, Neuilly, Clichy.
- Schools and shops just a few minutes away on foot or by car.
- Quick access to the ring road and quays.

Ideal for whom?

- Families looking for security and quality schools.
- Young professionals looking for a good work-life balance.
- Investors looking for a rare property with excellent value retention.

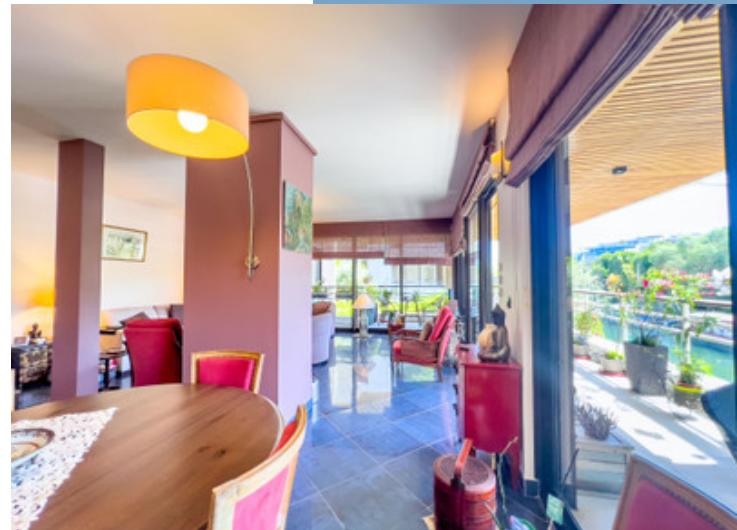
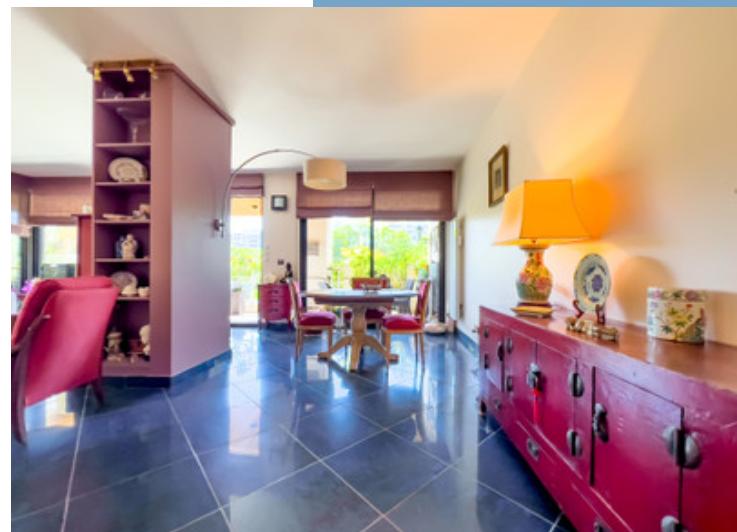
The advantages of living in Levallois-Perret:

1. Proximity to Paris

- Bordering Neuilly and the 17th arrondissement.
- Fast access to Porte Maillot, La Défense and central Paris (line 3, RER C, Transilien).
- Ideal for people working in Paris or the west of the city.

2. Top-of-the-range living environment

- A well-mai...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A38507DPE92>

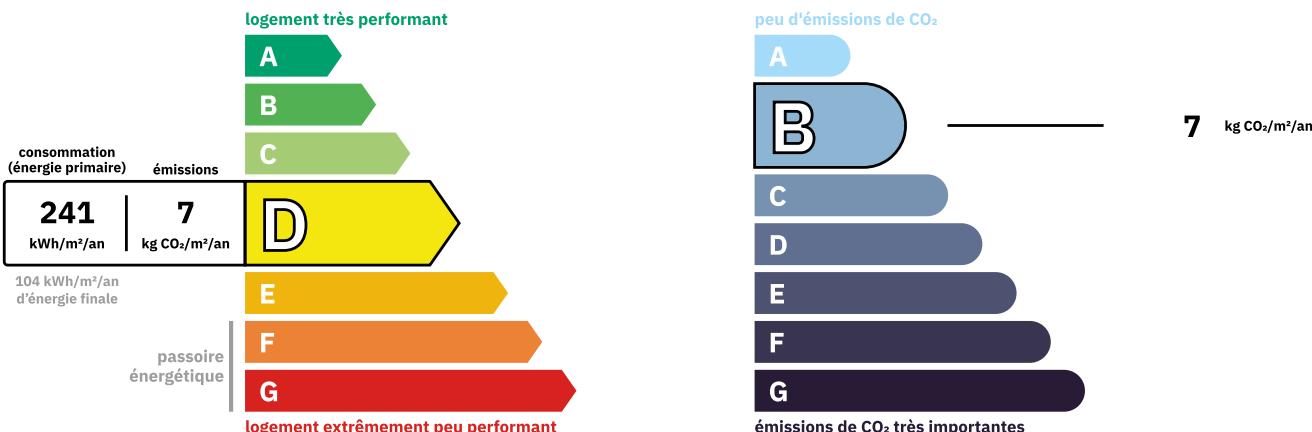
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



Property Poorly efficient

Estimated annual energy costs  
between 1650 € and 2280€ for 2021

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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