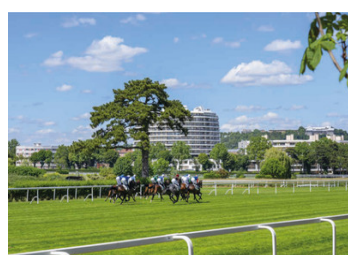
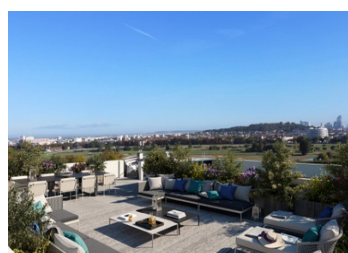
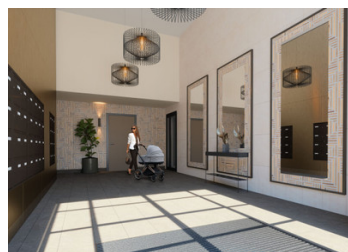


1 bdr Apartment on the 1st floor in a residence located in Garches facing the racecourse



INFORMATION

| | |
|----------------|-------------------|
| Town: | Garches |
| Department: | Hauts-de-Seine |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 49 m ² |
| Outside Space: | 6 m ² |



ENERGY - DPE

DPE not required.

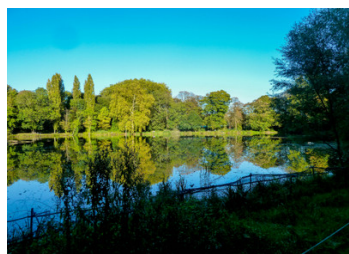
IN BRIEF

LEGGETT PRESTIGE is delighted to present this brand-new one-bedroom apartment, ideally located in the west of Paris, in Garches (92380), within a contemporary high-end residence nestled in a green and peaceful residential area.

This 49 m² apartment, situated on the first floor, offers a bright 28.28 m² living room with open-plan kitchen, and a 6.61 m² south-east facing loggia, perfect for enjoying peace and natural light. It includes a 13.13 m² bedroom, a bathroom (5.49 m²), and a separate WC (2.13 m²). Wood flooring in the main rooms, vanity unit, mirror with light strip, electric towel rail, and wall-hung WC. Close to the Parc de Saint-Cloud, the Saint-Cloud racecourse, and the Country Club, the residence offers a privileged setting and excellent transport connections: Garches-Marnes-la-Coquette station (line L to La Défense and Saint-Lazare) and A13/A86 motorways nearby. Underground parking included....

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

Apartment floor plan available upon request.

THE APARTMENT COMPRISES:

- Open-plan kitchen/living area of 28.28 m², opening onto a 6.61 m² loggia (south-east).
- Bedroom 13.13 m².
- Bathroom 5.49 m².
- Separate WC 2.13 m².
- Wood flooring in living areas.
- Unfitted kitchen (connections ready).
- Bathroom with vanity unit, mirror, light strip, electric towel rail, and wall-hung WC.

EQUIPMENT AND FEATURES:

- Collective gas heating and hot water via radiators.
- Electric roller shutters (centralized) or swing shutters.
- Thermostatic control on radiators.
- Fibre optic pre-installation to the electrical panel.
- Soundproof screed for acoustic comfort.

ACCESS AND SECURITY:

- Fully enclosed and secure residence.
- Access control via digicode, videophone, or GSM call system.
- Vigik key system for residents.
- Secured lifts to underground parking.
- Underground parking with remote-controlled door.
- Bicycle and stroller storage.
- Entrance halls decorated by an interior designer.

The displayed price is inclusive of all taxes (TTC), including 20% VAT.

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

NOTES