

New-build 3-bedroom apartment in Garches – Balcony, 2 parking spaces and prime west Paris location



INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	90 m ²
Outside Space:	9 m ²

IN BRIEF

LEGGETT International vous présente ce spacieux appartement neuf T4 idéalement situé à Garches (92), sur le plateau résidentiel recherché des Hauts-de-Seine, proche de Saint-Cloud, Rueil-Malmaison, Suresnes et Paris. Ce bien de 90,83 m², situé au 3^e étage, offre une lumineuse pièce de vie ouvrant sur un balcon exposé plein sud. Situé dans une résidence contemporaine de standing entourée d'espaces paysagers, il bénéficie d'un cadre agréable proche de l'hippodrome de Saint-Cloud, du Country Club, du Parc de Saint-Cloud et du Bois de Saint-Cucufa. Commerces, écoles internationales et transports vers La Défense et Paris à proximité, avec accès A13 et A86. Deux parkings en sous-sol inclus. Idéal résidence principale ou investissement, avec avantages VEFA : frais de notaire réduits, normes énergétiques récentes et garanties constructeur. Livraison T4 2026. OFFRE : remise de 4 000 €/pièce + frais de notaire et...

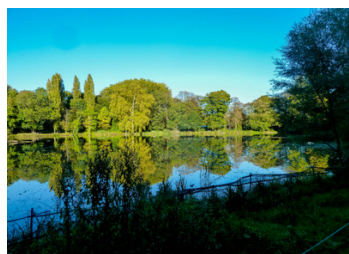


ENERGY - DPE

DPE not required.

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.



NOTES

DESCRIPTION

Apartment floor plan available upon request.

The flat is composed of:

A large living space:

- Kitchen-living area of 34,16 m² open to the balcony of 9,18 m².
- Bedroom 1: 14,36 m²
- Bedroom 2: 10,27 m²
- Bedroom 3: 10,64 m²
- The bathroom: 5,40 m²
- The shower room: 1,88 m²
- A corridor: 5,22 m²

EQUIPMENT AND FEATURES:

- Collective gas heating and hot water supplied by radiators.
- Electric roller shutters (centralized) / swing shutters.
- Thermostatic control on radiators.
- Fibre-optic pre-installation up to the electrical panel.
- Sound-insulating screed for improved acoustic comfort.

ACCESS AND SECURITY:

- Fully enclosed and secure residence.
- Access control by digital code, videophone, or GSM call system.
- Vigik key system for residents.
- Secured lifts providing access to the basement.
- Underground parking with remote-controlled door.
- Bicycle and stroller storage room available.
- Entrance halls decorated by an interior designer.

The listed price includes VAT at 20 %.

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