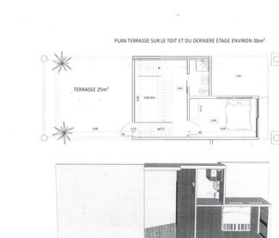
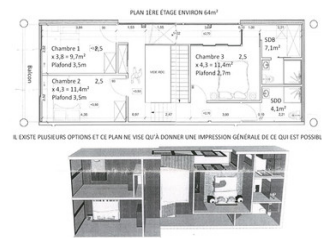
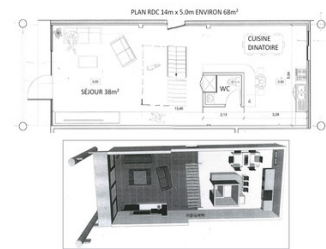


Fabulous space, Loft Clamart 92, Very Quiet, Roof terrace, commercial potential + 6 secure parking spaces



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Clamart
Department:	Hauts-de-Seine
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	257 m2

IN BRIEF

This property has immense & exceptional potential for someone in search of a loft to be designed and finished exactly to their own specifications. It is ideal for someone seeking privacy in a secure and secluded home close to Paris.

It offers a total potential surface area of 170m² with a ground to floor ceiling height of 3.1m.

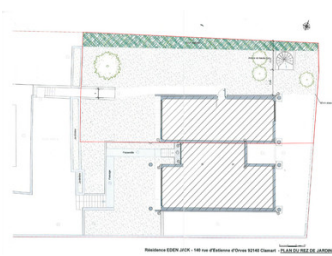
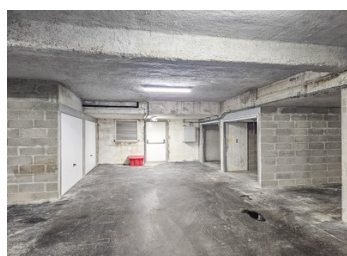
Surrounded on 3 sides by a private garden, there are 4 garages and 2 parking spaces in a secure parking under the building. With its garages and potential extra storage it offers commercial potential.

The large roof terrace is not overlooked and offers a view of Paris and the Eiffel Tower

Equi-distant 1.3Km from the Gare d'Issy (RER C) & Gare de Clamart (Transilien N), both stations are soon to benefit from the new metro line 15...

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

The property is located in building B which is divided into two with one party wall. The other half of the building has already been turned into an exceptional house with a roof terrace and views of Paris.

Building B is behind building A that overlooks a small cul de sac. As a result this property with its private garden is secluded and very quiet. Access by foot is via building A, by car it is via a remote controlled gate, then to gain access to the underground parking for building B there is a further remote controlled gate.

GARDEN

The private garden surrounds the property on 3 sides and can be made totally secure for young children.

LOCAL TAXES

Taxe foncière: 1322 EUR

Taxe habitation: EUR

GROUND FLOOR :- Has a possible surface area of 68m².

At the moment the interior is a bare shell that has been left for a future owner to have designed, built and decorated from scratch. There is no cellar and access to the 4 underground garages and 2 parking spaces which is secure is via the outside communal court yard. Plans have been made that show an open plan space with lounge, dining and kitchen area and washroom with WC.

NOTES

FIRST FLOOR :- Has a possible surface area of 64m².

Plans show 3 bedrooms. 2 have a west facing balcony.

Plus 1 bathroom with WC and one shower room & WC.

SECOND FLOOR 38m² & ROOF TERRACE 25m²..
The plans show 1 bedroom and 1...