

Saint-Leu-la-Forêt - 4P 80 m , balcony/terrace, cellar, parking, absolute calm 4 min walk from station.



INFORMATION

Town:	Saint-Leu-la-Forêt
Department:	Val-d'Oise
Bed:	3
Bath:	1
Floor:	80 m ²
Outside Space:	8 m ²



IN BRIEF

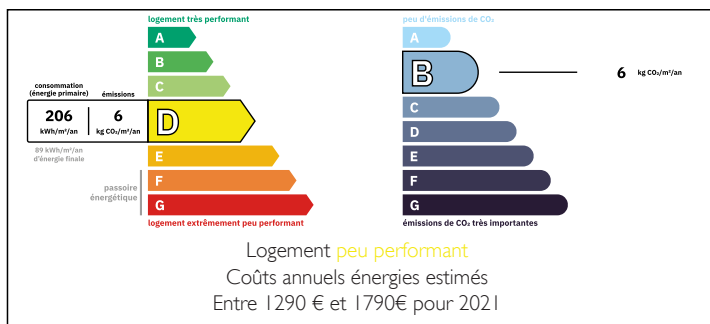
In a quiet street, just a few minutes' walk from shops, schools and the train station, this 80 m² walk-through apartment on the 1st floor of a small, well-maintained condominium of 6 units combines comfort and tranquility.

Designed with family life in mind, the apartment features an entrance hall leading to a light-filled living room opening onto a southwest-facing balcony/terrace - perfect for soaking up the afternoon sun or relaxing in the evening.

The apartment features a separate kitchen, three bedrooms, two of which are off the living area, separated by a corridor with plenty of built-in storage. A shower room and separate toilet complete the apartment.

Features include parquet flooring, underfloor heating, double glazing and manual or roller shutters. It is

ENERGY - DPE



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

A sought-after location within walking distance:

- Saint-Leu train station (line H + RER C) 4 minutes away
- Cadet Rousselle nursery school and Foch primary school 4 minutes away
- Shops 2 minutes away
- Collège and lycée Le Rosaire 7 minutes away

A few words about Saint-Leu-La-Fôret and the neighborhood where this property is located:

Located on rue du Maréchal Galliéni, a residential road much appreciated for its calm, safety and immediate proximity to all services, you're in the heart of this charming Val-d'Oise commune, nestled at the foot of the Montmorency forest. It offers a lush, residential setting, yet is close to Paris. The town's appeal lies in its family atmosphere, high-quality schools and numerous shops.

Co-owned building of 20 units
Provisional annual charges: 1740€

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

LOCAL TAXES

Taxe foncière: 1667 EUR

NOTES