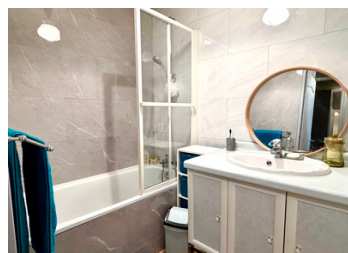
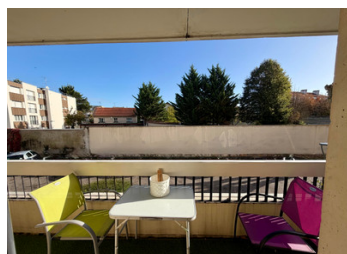
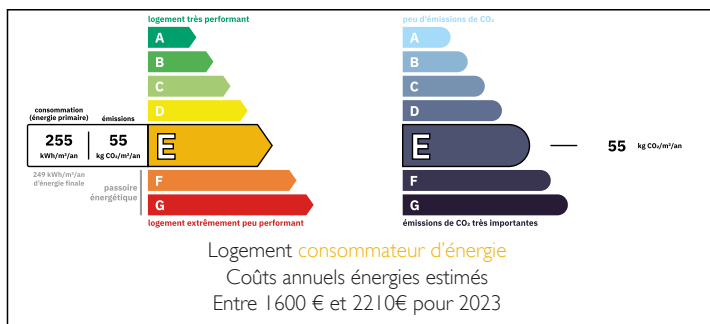


In Livry-Gargan, within a guarded green residential complex, 4-room cross-through apartment w/ two balconies

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Livry-Gargan
Department:	Seine-Saint-Denis
Bed:	2
Bath:	1
Floor:	79 m2
Outside Space:	17 m2

IN BRIEF

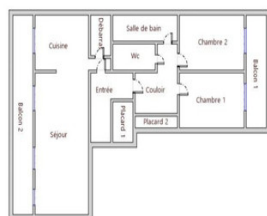
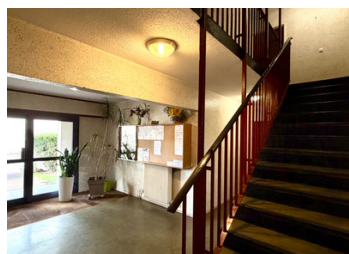
Just 10 minutes from Bondy' forest and a 20-minute stroll to the RER B and future Metro Line 16, Leggett Immobilier presents this bright and calm 80 sqm, 4-room apartment in the heart of Livry-Gargan — only 500 meters from the Town Hall Park.

Nestled in a secure, leafy sought after residence in the neighborhood with on-site caretaker, this East-West facing apartment is located on the 1st floor. The spacious living room is bathed in morning sunlight, thanks to three French doors that open onto a generous balcony offering open sky views ideal for your morning coffees. The open-plan kitchen onto the living space includes a practical adjoining pantry.

The sleeping area consists of two nice bedrooms with access to a tiled running balcony, a bathroom partially redone in 2024, a separate toilet and a large built-in...

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.



1er Etage

DESCRIPTION

ADDITIONAL INFORMATION ON THE PROPERTY:

Entrance : 3.28 sqm
 Kitchen : 11.23sqm
 Pantry : 2.45sqm
 Living room : 31.28 sqm
 Balcony : 11.6 sqm (non carrez)
 Hallway : 3.40sqm
 Bedroom 1 : 11.76 sqm
 Bedroom 2 : 9.98 sqm
 Balcony 2 : 5.87 sqm (non carrez)
 Bathroom : 3.31 sqm
 WC:0.78 sqm

Property tax : 1903€

Quarterly service charges 2025: 859.63€

Collective gas heating with condensing heater replaced in 2014

Double glazing installed in 2013

LOCAL TAXES

Taxe foncière: 1903 EUR

Taxe habitation: EUR

NOTES

ADDITIONAL INFORMATION ON LIVRY-GARGAN:

Just 15 km from Place de la Nation (75012), Livry-Gargan surprises with its greenery and peaceful atmosphere — a rare gem in the inner suburbs of Seine-Saint-Denis. City of nature by all means, it all starts at the station of Sevrans-Livry, bordered by the canal of Ourcq and the forest park of the Poudrerie, true green lung of 137 hectares. As suggested by its name, this former industrial site dedicated to the manufacture of powders and explosives has been rehabilitated into a natural space classified and protected for its remarkable biodiversity.

Currently served by the RER B, as part of the Grand Paris Express, the Sevrans-Livry station will also be soon served by metro line 16 and will thus benefit from easy access to connections with the RER A, D and E but also existing metro lines 7, 11 & 14 without forgetting those to come (15 & 17).

Among Livry-Gargan's many green havens, the Lefèvre Park stands out — a vast, wooded expanse