

49 m 2-room apartment – Bright, dual-aspect, parking, secure residence in Sannois.

EXCLUSIVE



INFORMATION

Town:	Sannois
Department:	Val-d'Oise
Bed:	1
Bath:	1
Floor:	49 m2
Plot Size:	0 m2

IN BRIEF

Located on the ground floor of a small secure building with 8 apartments, this 49m² apartment offers a quiet and pleasant living environment, close to the center of Sannois and all amenities: shops, transportation, and schools (Notre-Dame is a 2-minute walk away).

It comprises an entrance hall, a bright living room, a separate kitchen, a 12m² bedroom with cupboards, a bathroom and a separate toilet.

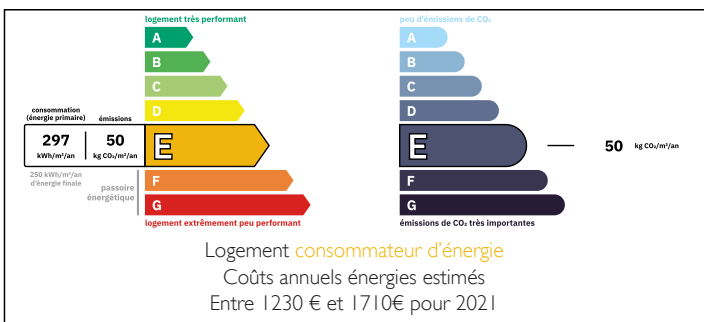
The apartment is dual-aspect, benefiting from plenty of natural light throughout the day.

Not overlooked, it offers an unobstructed view of a small garden on the bedroom side. The entire apartment is equipped with double glazing.

Some refurbishment work is required, allowing you to personalize the apartment to your liking.



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

Located in Val-d'Oise, just 15 kilometers from Paris, Sannois charms visitors with its balance of urban life, nature, and friendliness. Popular with families and working professionals alike, the town offers a pleasant, quiet, and green living environment, while remaining perfectly connected to the capital.

Nestled at the foot of the Sannois hill, the town boasts numerous green spaces, walking trails, and remarkable views of the Paris region. Outdoor enthusiasts appreciate the proximity of parks, hiking trails, and sports facilities.

Sannois also has all the amenities you need for everyday life: local shops, a market, high-quality schools (from kindergarten to high school), and dynamic cultural and community organizations. Local life is lively throughout the year, in a friendly atmosphere.

In terms of transportation, the town is very well connected thanks to the Transilien J line, which provides quick access to Paris Saint-Lazare, as well as a bus network that makes it easy to travel to neighboring towns.

Combining residential tranquility, quality of life, accessibility, and dynamism, Sannois is an ideal town to settle down and enjoy a pleasant environment on the outskirts of Paris.

Co-owned building of 89 units
Provisional annual charges: 2088€

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

LOCAL TAXES

Taxe foncière: 1377 EUR

NOTES