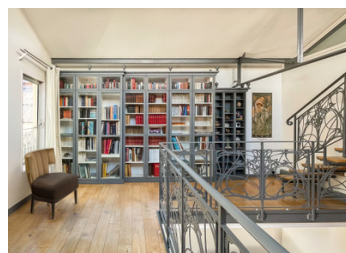
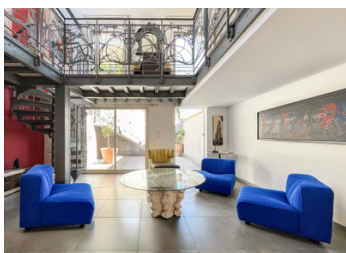
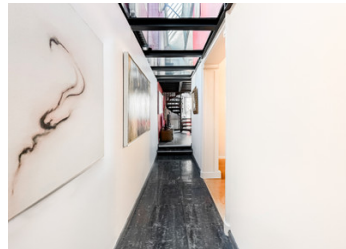
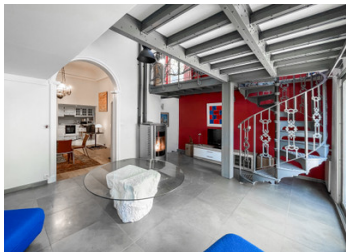


Orgemont – Industrial loft, 137 m – 5 rooms – 3 levels – terraces, secure residence – private parking.



INFORMATION

Town:	Argenteuil
Department:	Val-d'Oise
Bed:	3
Bath:	1
Floor:	122 m2
Outside Space:	135 m2



IN BRIEF

In a former cardboard factory converted into lofts in 2006, discover this property located in a very quiet environment.

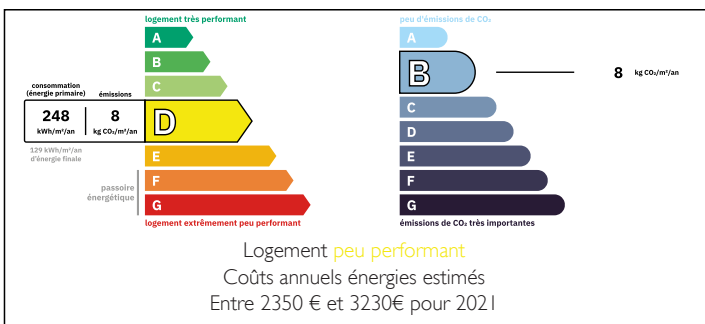
Formerly a painter's studio, this loft offers 1,320 sq ft of living space (1,460 sq ft of floor space) and charms with its spectacular volumes and distinct industrial spirit.

The tone is set as soon as you enter: authentic materials, staircase and balustrades from a former sewing workshop on Rue Monge in Paris, a suspended glass walkway, and 6-meter-high ceilings in the dining room.

The property is spread over three levels:

- Ground floor: entrance hall, laundry room, separate toilet, kitchen, dining room (18 m²), living room (20 m²) bathed in light thanks to a glass roof

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.



LOCAL TAXES

Taxe foncière: 2392 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nearby transportation

- Argenteuil train station (Transilien line J), offering a direct connection to Paris Saint-Lazare.

- Quick access to the highway.

Practical amenities and shops

- Local shops within walking distance (grocery stores, bakeries, supermarkets).

- Everyday services (pharmacy, banks, post office) located in the town center.

Education and family facilities.

- Schools and educational establishments (nurseries, primary schools, middle schools, high schools).

- Sports and community facilities accessible on foot or by bike.

Green spaces and leisure activities

- Close to Parc de la Butte d'Orgemont, a large green space popular for walks, outdoor activities, and family relaxation.

- Park accessible on foot.

Co-owned building of 22 units

Provisional annual charges: 1380€

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