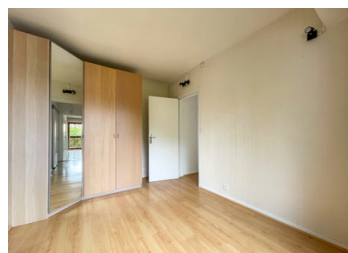
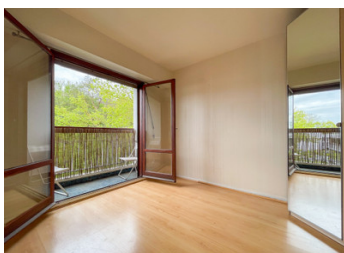


## 2/3 bedroom F4 apartment with 2 balconies, parking and cellar close to at 91200 Athis Mons



## INFORMATION

Town:	Athis-Mons
Department:	Essonne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	0 m2

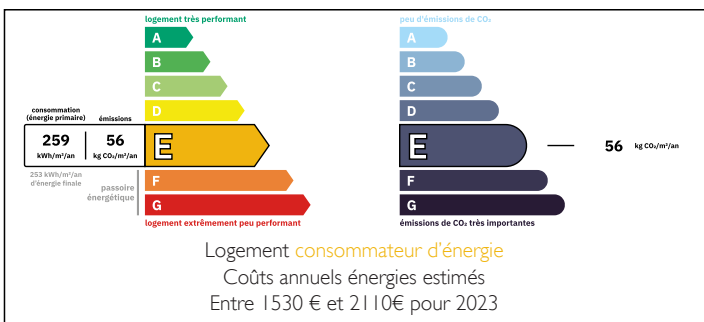
## IN BRIEF

Bright, well-organised 4-room apartment of 75 m<sup>2</sup> on the top floor of a quiet, well-maintained residence with attractive green spaces and a full-time concierge. The open-plan kitchen leads into a generous double living room with direct access to a 10 m<sup>2</sup> balcony with good views. There are two bedrooms, one with its own private balcony, plus a third room which works equally well as a bedroom or dining room.

The accommodation includes a shower room, separate WC, a fitted entrance with dressing area, ample additional storage throughout, a private parking space and a cellar. The apartment benefits from fibre broadband and central gas heating.

Excellent location: 5 minutes' walk to the RER C (Bibliothèque François Mitterrand 15 minutes, Saint-Michel Notre-Dame 22 minutes), 10 minutes to Paris-Orly Airport by car, and easy access to the A6 and A86 motorways. Grand...

## 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

Athis-Mons – Top-Floor 4-Room Apartment with Two Balconies, Parking & Cave

Located on the top and fourth floor of a well-maintained residence in Athis-Mons, this bright and well-organised apartment of 75 m<sup>2</sup> offers comfortable living with excellent transport links and a full range of local amenities close at hand.

The property

The entrance hall features a fitted dressing area and leads through to all rooms. The open-plan kitchen (9.4 m<sup>2</sup>) is fully equipped and opens onto a generous double living room (18.4 m<sup>2</sup>), which in turn gives direct access via sliding doors to a 10 m<sup>2</sup> balcony. A third room of 10.3 m<sup>2</sup> opens off the living area and functions equally well as a dining room, study or third bedroom. The night space comprises two bedrooms: the principal bedroom (11.85 m<sup>2</sup>) and a second bedroom (9.1 m<sup>2</sup>) with its own private balcony of 2.4 m<sup>2</sup>. Further facilities include a shower room (4.5 m<sup>2</sup>), a separate WC, a corridor with additional storage and a fitted cupboard. The apartment benefits from central gas heating and fibre broadband connectivity.

The sale includes a private parking space and a cellar. The residence itself is well managed, with maintained green spaces and a full-time concierge. There are no ongoing co-ownership proceedings. The co-ownership comprises 216 lots in total, of which 72 are residential. Annual service charges are approximately €4,599. The tax foncière is €1,880 per annum. The property was built in 1966 and has an energy rating of E (index 259) and a climate...

## LOCAL TAXES

**Taxe foncière: 1607 EUR**

**Taxe habitation: EUR**

## NOTES