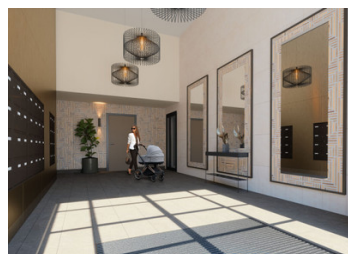


New-build 3-bedroom apartment in Garches – Balcony, 2 parking spaces, near Paris



INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	75 m2
Outside Space:	12 m2



IN BRIEF

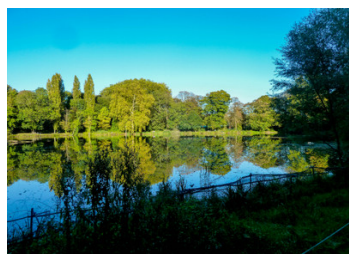
LEGGETT International presents this new-build 3-bedroom apartment ideally located in Garches (92), on the sought-after Hauts-de-Seine residential plateau, close to Saint-Cloud, Rueil-Malmaison, Suresnes and Paris. Set on the 2nd floor, it offers 75.15 m² of living space with a 21.44 m² living room/kitchen opening onto an 11.63 m² balcony. It includes 3 bedrooms, a bathroom, a shower room and separate WC. The contemporary residence with landscaped green spaces enjoys a pleasant setting near the Saint-Cloud Racecourse and Country Club, with shops, transport towards La Défense and Paris, and major roads nearby. 2 parking spaces included. Delivery Q4 2026. OFFER until 30/09: €3,000 discount per room + notary fees included.

ENERGY - DPE

DPE not required.

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

Apartment floor plan available upon request.

THE APARTMENT COMPRISES:

- Entrance hall of 10.54 m².
- Living room / kitchen of 21.44 m² opening onto an 11.63 m² balcony.
- Bedroom 1: 13.40 m².
- Bedroom 2: 9.12 m².
- Bedroom 3: 11.44 m².
- Bathroom: 4.83 m².
- Shower room: 2.90 m².
- Separate WC: 1.48 m².
- Total living area: 75.15 m².
- 2 parking spaces included.
- Parquet flooring in dry rooms.
- Kitchen not fitted (utility connections provided).
- Equipped bathroom: vanity unit, mirror, lighting strip, heated towel rail and wall-hung WC.

EQUIPMENT AND FEATURES:

- Collective gas heating and hot water via radiators.
- Electric roller shutters (centralized) or swing shutters.
- Thermostatic control on radiators.
- Fibre optic pre-installation to the electrical panel.
- Soundproof screed for acoustic comfort.

ACCESS AND SECURITY:

- Fully enclosed and secure residence.
- Access control via digicode, videophone, or GSM call system.
- Vigik key system for residents.
- Secured lifts to underground parking.
- Underground parking with remote-controlled door.
- Bicycle and stroller storage.
- Entrance halls decorated by an interior designer.

The displayed price is inclusive of all taxes (TTC), including 20% VAT.

NOTES