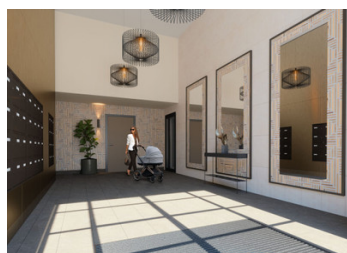


New-build 4-bedroom apartment in Garches – Large terrace, 2 parking spaces and premium location



INFORMATION

Town:	Garches
Department:	Hauts-de-Seine
Bed:	4
Bath:	2
Floor:	96 m2
Outside Space:	78 m2



ENERGY - DPE

DPE not required.

IN BRIEF

LEGGETT International presents this spacious new-build 4-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. This 95.87 m² apartment on the 4th floor offers a bright living area with large picture windows opening onto an impressive 78 m² terrace, creating a beautiful indoor-outdoor living space. Set within an intimate landscaped residence, the property enjoys a peaceful environment close to the Saint-Cloud racecourse, Country Club, Parc de Saint-Cloud and Bois de Saint-Cucufa, with shops, schools, international schools and transport connections nearby. Two underground parking spaces included. Ideal as a family residence or investment, with VEFA advantages: reduced notary fees, modern energy standards, construction guarantees and long-term comfort. Delivery scheduled Q4 2026. CURRENT OFFER: €4,000 discount per room + notary and

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:

A spacious living area including:

- Entrance hall: 11.36 m².
- Open-plan kitchen and living room: 29.19 m², opening onto a terrace of 78.41 m², with a main outdoor section of 12.50 m².
- Bedroom 1: 15.28 m².
- Bedroom 2: 9.42 m².
- Bedroom 3: 9.98 m².
- Bedroom 4: 10.40 m².
- Bathroom: 4.73 m².
- Shower room: 2.61 m².
- WC 1: 1.33 m².
- WC 2: 1.57 m².

EQUIPMENT AND FEATURES:

- Collective gas heating and hot water supplied by radiators.
- Electric roller shutters (centralized) / swing shutters.
- Thermostatic control on radiators.
- Fibre-optic pre-installation up to the electrical panel.
- Sound-insulating screed for improved acoustic comfort.

ACCESS AND SECURITY:

- Fully enclosed and secure residence.
- Access control by digital code, videophone, or GSM call system.
- Vigik key system for residents.
- Secured lifts providing access to the basement.
- Underground parking with remote-controlled door.
- Bicycle and stroller storage room available.
- Entrance halls decorated by an interior designer.

The listed price includes VAT at 20 %.

NOTES