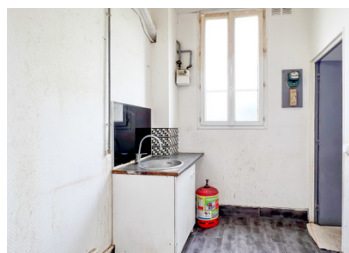


2 rooms close to the Town Hall



INFORMATION

Town:	Gennevilliers
Department:	Hauts-de-Seine
Bed:	1
Bath:	1
Floor:	38 m2
Plot Size:	0 m2

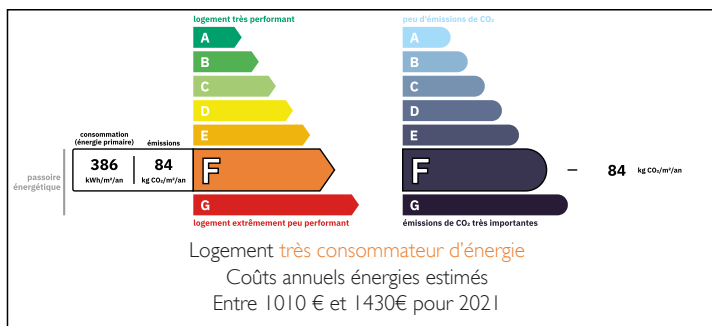
IN BRIEF

Gennevilliers, ideally located at a stone's throw from the town hall.

On the ground floor of a one-story condominium It is a bright and quiet 2-room apartment offering 38 m² Carrez.

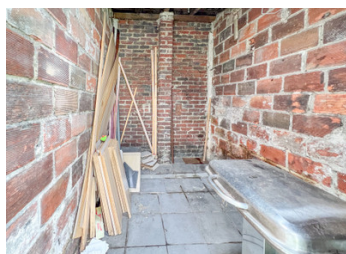
It includes a living room, a kitchen, a bathroom with toilet and a bedroom. A cellar completes this property.

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

Surface details:

- Apartment (lot no. 2) ==> Weighting 38m2
- Total habitable ==> 38m2 Carrez
- Cellar (lot no. 23) door no. 12 ==> 4.58m2
- Total fees ==> 77 / 1000

Miscellaneous: to be completely renovated, a closed kitchen, a living room of 15m2, a large bedroom of 15m2, a bathroom with toilet.

2 large windows overlooking the garden provide all the necessary light. Not overlooked, beautiful volume well exploited, 2.50m ceiling height, high speed optical fiber in the building.

Parking on the street or looking to acquire/rent a parking space in neighboring buildings, co-ownership work planned.

2 minutes walk from Gennevilliers Town Hall

LOCAL TAXES

Taxe habitation: EUR

Diagnostic summary: Absence of asbestos, absence of signs of termite infestation, absence of lead. Gas installation. Energy performance 386 F and climatic performance 84 F.

In the heart of the city center of Gennevilliers, this building which has 1 floor has 10 apartments. Built in the Village Chandon district and built on a plot with an area of 1383 m2.

The city is extremely well served by public transport: RER, metro, tramway, bus with direct access to Saint-Lazare and Montparnasse stations. Contributing to the policy of gentle travel, pedestrian routes and cycle paths offer multiple secure routes

At the gates of Paris, a perfectly connected city a few minutes from the Paris ring road and the defense, Gennevilliers is located at the confluence of major road infrastructures (A15, A86) and close to Charles De Gaulle airport. Its river-sea port, among the first in Europe, contributes to the wide influence of the...

NOTES