

Enghien 95 - New duplex apartment - 118m² - 5 rooms on the 4th and 5th floors, terrace facing the lake



INFORMATION

Town:	Enghien-les-Bains
Department:	Val-d'Oise
Bed:	4
Bath:	3
Floor:	118 m ²
Outside Space:	44 m ²



IN BRIEF

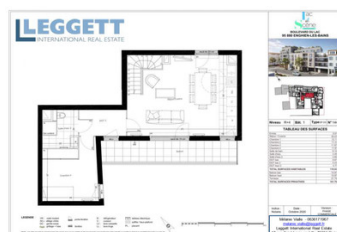
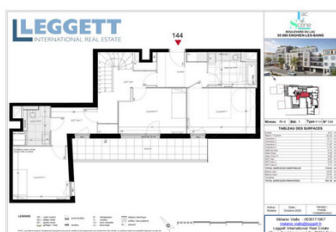
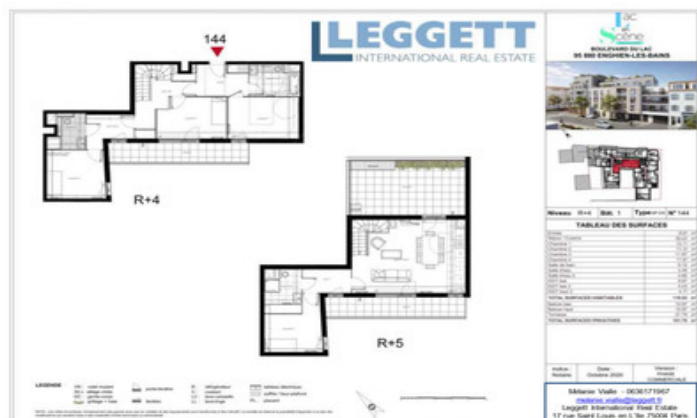
This attractive 5-room apartment (delivery 2nd quarter 2024) is ideally located in Enghien Les Bains in the Val d'Oise and is spread over 2 levels. The 66 m² ground floor comprises an entrance hall, a 6 m² bathroom and a 4 m² shower room. There are also 3 bedrooms, including 2 of 11m² and 1 of 12m². This level is completed by 1 balcony of 10m². The 2nd floor (52m²) comprises a 30m² living room/kitchen, 1 bedroom (11m²) and a 4m² shower room. This duplex apartment has a second 10m² balcony and a 21m² terrace. Its exceptional status as the only spa town in the Ile-de-France region, just 11km from Paris, makes it a popular holiday destination. Discover its elegant, lively streets, its avenues lined with "architect's houses" illustrating the exuberant Art Nouveau and Art Deco styles, its...

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

As a leading player in the French property market, Nexity is playing a full part in the renewal of the urban landscape of Enghien-les-Bains, the pearl of northern Paris, with its third residence, "Lac en Scène", which faces the lake and follows on from "Elixir" and "L'Éclat". Thanks to its expertise and experience, Nexity is able to ensure that each of its developments offers you the very best in comfort. With prime addresses, high-quality, durable materials and carefully designed flats, every detail is meticulously considered.

Discover a modern residence that respects the architectural codes of the spa, rising over 4 levels, offering sequential games, just a few steps from the famous Casino and the Hôtel Barrière! Just 13 flats, ranging from studio to 6-room simplex or duplex, with through views or dual aspect, offering generous floor areas and large windows for everyday living comfort. Most flats have outdoor spaces, and some offer superb views over the lake. There are also open-air terraces that can be accessed from inside the home, which will appeal to a select few!

LOCAL TAXES

Taxe habitation: EUR

NOTES

The expression of true comfort:

- Parquet flooring in the living rooms, hallways and bedrooms.
- Large stone tiles in bathrooms, WCs and kitchens.
- Fully-equipped bathrooms and shower rooms, with single or double washbasin units, bath and shower with enclosure and mixer tap.
- Wide choice of tiles, towel rails, mirrors and wall lights.
- Toilet with wall-hung WC.
- 2 fitted sliding wardrobes per flat.
- Centralised electric roller shutters on all windows except...