

Apartment T3 on the Ground Floor in a Residence Located in Aubervilliers



INFORMATION

Town:	Aubervilliers
Department:	Seine-Saint-Denis
Bed:	2
Bath:	1
Floor:	66.65 m2
Outside Space:	43 m2



IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful apartment in Aubervilliers, located in a modern and secure residence. This 69.65 m² T3 apartment is on the ground floor of a high-standard, boutique-sized development. The town of Aubervilliers offers an ideal location close to Paris and is very well served by public transport. The apartment features a spacious 30.41 m² living room with an open-plan kitchen, flooded with natural light. The two bedrooms provide comfortable and functional living spaces. A stylish bathroom and separate WC complete the layout. The residence offers premium amenities, including secure access, underground parking, and dedicated bicycle and stroller storage. Just minutes from shops, schools, and transport. It also offers other T4 apartments. Delivery scheduled for the 1st Trim2025.

ENERGY - DPE

DPE not required.

Offer valid until May 31st: €5,000 discount per room and notary fees waived.

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 LAYOUT:

Living Room/Kitchen: 30.41 m²

Bedroom 1: 13.21 m²

Bedroom 2: 10.55 m²

Bathroom: 5.51 m²

Hallway: 3.95 m²

Storage: 1.72 m²

WC: 1.30 m²

HIGH-QUALITY FEATURES:

Security:

- Fully enclosed residence
- Access control via intercom and video entry system
- Reinforced front door with 3-point A2P* lock
- Underground parking with remote-controlled entry
- Secure elevator access to the basement

Interior Decoration:

- Laminate flooring in the entrance and living room
- Tiled flooring in wet areas and soft flooring in bedrooms
- Bathrooms adorned with ceramic tiles around bathtubs and shower trays
- Sink cabinet topped with a mirror and light strip in bathrooms
- White painted finishes on walls and ceilings

Comfort and Energy Efficiency:

- Shutters on all windows on the ground floor and bedrooms upstairs
- Mixer taps in bathrooms and water closets
- RJ45 outlets (TV/internet/phone) in the living room and all bedrooms

Common Areas:

- Entrance hall decoration designed by an architect with decorative walls, mirrors, and tiled floors
- Bicycle and stroller storage areas

ACCESS AND TRANSPORT

LOCAL TAXES

Taxe habitation: EUR

NOTES