

Franconville (95) - Apartment 3P - 54 m , small balcony with park view, near train station (6 min) and shops.



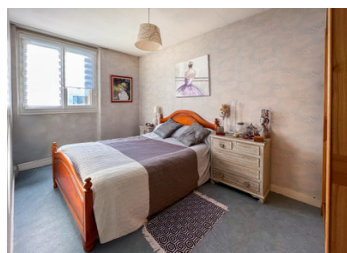
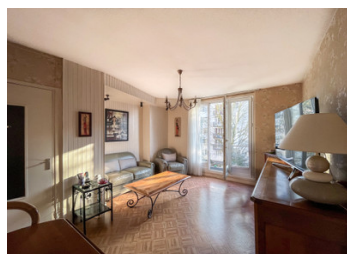
INFORMATION

Town:	Franconville
Department:	Val-d'Oise
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	0 m2

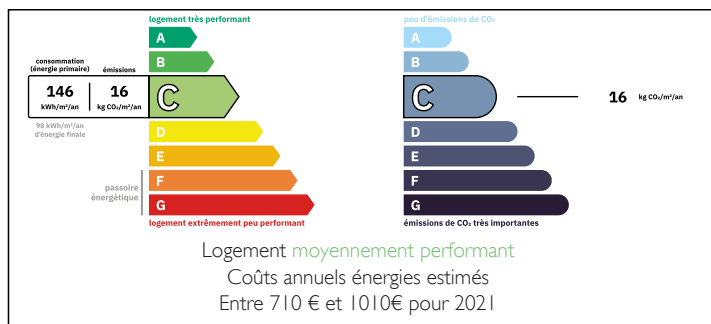
IN BRIEF

Discover this charming 54 m² 3-room apartment, on the 2 floor of a well-maintained, secure residence surrounded by greenery.

This apartment benefits from a quiet environment, yet is close to all essential amenities: shops, schools and transport. The train station is just 6 minutes' walk away (line H and RER C), providing rapid access to Paris. In need of some refurbishment, this is a great opportunity to transform it to your liking and make it a real cocoon.



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

As soon as you enter, you'll discover a living room bathed in light, ideal for enjoying convivial moments with family or friends. The balcony, offering a peaceful view of the residence's enclosed, secure grounds, is a real asset for enjoying moments of relaxation. The kitchen, which can be redesigned to suit your needs, offers a host of modern and functional layout possibilities. On the night side, two welcoming bedrooms adapt to your needs, whether for a family, an office or a dressing room. A bathroom and separate toilet complete this property.

The residence was renovated and thermally insulated in 2023, guaranteeing improved energy efficiency and optimum comfort in all seasons.

A word about Franconville: A commune in the Val-d'Oise region, just 20 km from Paris, Franconville offers a verdant setting, a wide range of leisure activities and an ideal quality of life.

Local markets, shady parks and cultural events punctuate the lives of local residents. The town is also well served by public transportation.

With its schools, wide range of shops and modern infrastructure, Franconville is a wise choice for those looking for a cocoon to settle in while remaining connected to the heart of the Paris region.

Co-owned building of 1 units
Provisional annual charges: 2520€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière:	1068 EUR
Taxe habitation:	EUR

NOTES