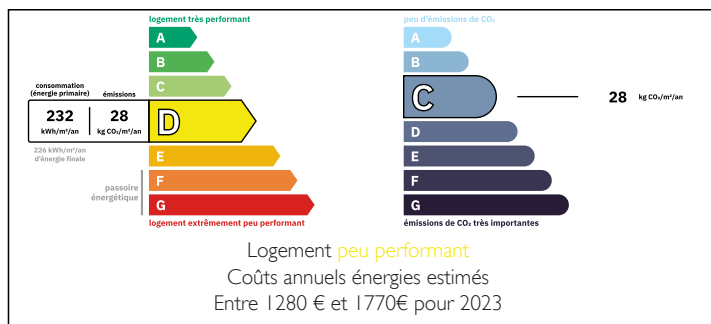


Vélizy-Villacoublay, Town Hall district, 3P on the 2nd floor served by elevator sold with with cellar & parking

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Vélizy-Villacoublay
Department:	Yvelines
Bed:	2
Bath:	1
Floor:	72.42 m2
Outside Space:	16 m2

IN BRIEF

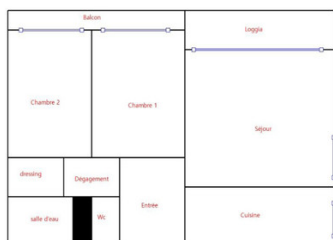
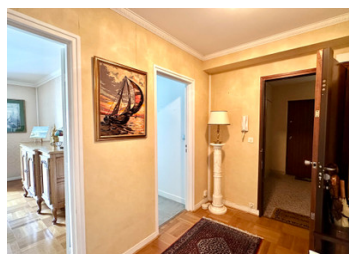
Leggett Immobilier invites you to discover a three-room apartment of 72 sqm particularly well located and arranged. On the 2nd floor (served by elevator) of a 1972 well-maintained and standing residence, this apartment to refresh offers you a very pleasant living environment: No vis-à-vis, green spaces, large closed teak loggia, proximity of shops of the new Louvois district, Tram 6 station "at the foot" of the building to easily reach Viroflay station or metro line 13.

The large entrance with cupboard leads to a stoneware dining kitchen (redone in 2015) with pantry which is sold equipped ! The nice adjacent living room of 24sqm opens onto a large and enjoyable closed loggia.

The sleeping area consists of two nice bedrooms with access to the tiled running balcony, a dressing room, a bathroom redone in 2024 with double

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

Located on the edge of the Meudon forest, 6 km from Versailles and 12Kms from Paris, Velizy-Villacoublay counts more than 22,000 inhabitants in constant growth since the 2000s.

ECONOMIC ZOOM:

A major economic hub in the southwest of Paris, the city hosts leaders such as Dassault Systèmes, Thales or Carmat, but also innovation and competitiveness clusters like System@tic, Mov'eo, or Medicen, not to mention the Westfield-Velizy 2 with nearly 180 shops and restaurants welcoming 14 million visitors per year.

CULTURAL ZOOM:

Beyond the 18 cinemas of Velizy 2, the cultural dynamism of the city is illustrated with the center of the Onde. Inaugurated in 2002 and designed by the architect Claude Vasconi, it houses a dance school and an auditorium with 670 seats. Also, built on the initiative of the Marquis de Louvois, the 17th century church of Saint-Denis now hosts exhibitions, concerts and acoustic performances.

LOCAL TAXES

Taxe foncière: 970 EUR

Taxe habitation: EUR

NOTES

Co-owned building of 195 units
Provisional annual charges: 3361€

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