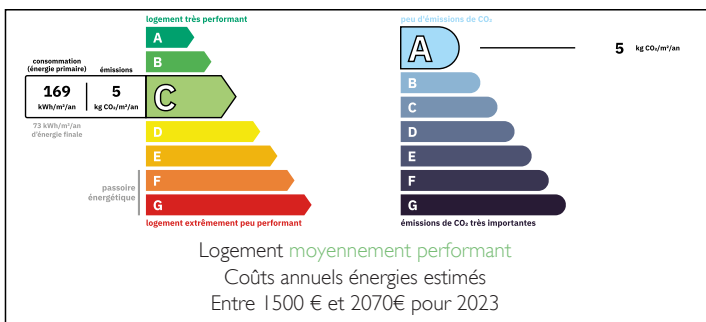


Ile de la Jatte 92, modern 2 bed apartment, 107,47m2 + garden 59m2, overlooking the Seine, imm 1990 with lift



## ENERGY - DPE



## INFORMATION

Town:	Levallois-Perret
Department:	Hauts-de-Seine
Bed:	2
Bath:	1
Floor:	107.47 m2
Outside Space:	59 m2

## IN BRIEF

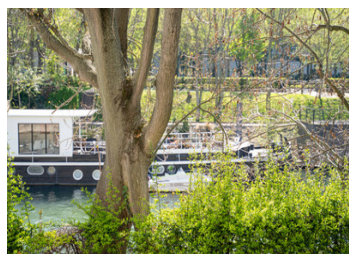
L'Ile de la Jatte, a residential enclave and a veritable green interlude on the Seine, a bright, luxury 2 bedrooms apartment, not overlooked by neighbours, 107m<sup>2</sup> + 59m<sup>2</sup> SE terrace/garden facing the Seine. Accessed via an almost car-free paved alley, on the 1st floor of a small, secure, well-maintained residence (6 flats) built in 1990 with lift. It boasts spacious rooms and a pretty, bucolic view over the moored barges.

Comprising: a lovely sunny living room (48m2) with 9m of full-height picture windows opening on the wooded promenade side, perfect for an aperitif al-fresco or dinner with friends, a fully-equipped kitchen, a WC, 2 bedrooms (3rd bedroom possible), a bathroom with WC and a shower room.

Excellentlly rated with a C / A EPC, this modern, ready-to-move-in property is at the heart of a very exclusive residential area, 200m from...

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.



## LOCAL TAXES

**Taxe foncière:** 2231 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Île de la Jatte is a popular residential enclave between Neuilly-sur-Seine (south) and Levallois-Perret (north). The island offers...

1. an exceptional environment
    - Quiet, peaceful, virtually car-free.
    - Cycle paths and pedestrian walkways throughout the island.
  2. Exclusive atmosphere
    - A chic village atmosphere, sought after by a discerning clientele.
    - Luxury residences, modern villas or lofts converted from former workshops.
    - Residents often from very well-to-do socio-professional categories (CSP++): families, executives, artists.
  3. Artistic and historical heritage
    - The legendary home of the Impressionists (Monet, Seurat, etc.).
    - Several outdoor sculptures, galleries and works of art to discover.
    - Very 'signature' address with stable value.
  4. Access and amenities
    - Well served despite its island location: bridges to Levallois, Neuilly, Clichy.
    - Schools and shops just a few minutes away on foot or by car.
    - Quick access to the ring road and quays.
- Ideal for whom?
- Families looking for security and quality schools.
  - Young professionals looking for a good work-life balance.
  - Investors looking for a rare property with excellent value retention.

The advantages of living in Levallois-Perret:

1. Proximity to Paris
  - Bordering Neuilly and the 17th arrondissement.
  - Fast access to Porte Maillot, La Défense and central Paris (line 3, RER C, Transilien).
  - Ideal for people working in Paris or the west of the city.
2. Top-of-the-range living environment
  - A well-maintained, safe, flower-filled town with