

Clichy – Town Centre / Gambetta District: Duplex 5/6 Rooms – Top Floors with 35 m Terrace and Panoramic View

EXCLUSIVE



INFORMATION

Town:	Clichy
Department:	Hauts-de-Seine
Bed:	4
Bath:	2
Floor:	120 m ²
Outside Space:	33 m ²

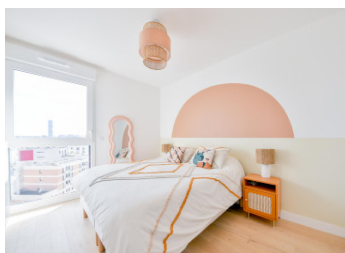
IN BRIEF

On the top floors of a modern residence with lift, this contemporary duplex (120 m²) offers a panoramic view of the Eiffel Tower and Montmartre. The apartment features a 35 m² rooftop terrace, facing Rue Médéric, with no overlooking, accessible from the bright living spaces.

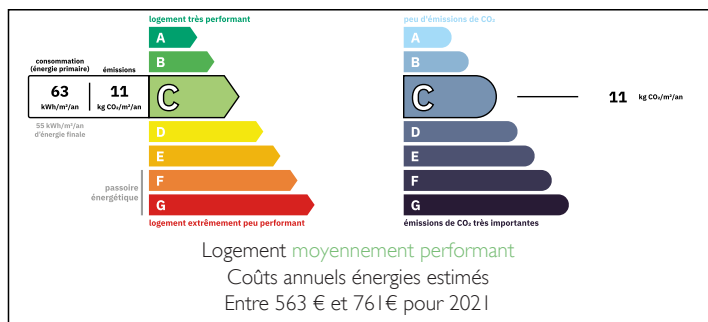
Designed by an interior architect, it offers bespoke fittings and a fluid layout combining family comfort and urban elegance.

The lower level includes an entrance hall opening onto a spacious double living area with a fully fitted open-plan kitchen, dining area, and a large, bright lounge opening directly onto the terrace.

The upper level comprises three bedrooms with fitted wardrobes, including a master suite with private shower room and Eiffel Tower view, plus a large modular study that can serve as a fourth bedroom with a view of Montmartre and the Eiffel Tower.

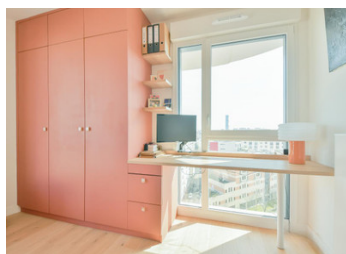
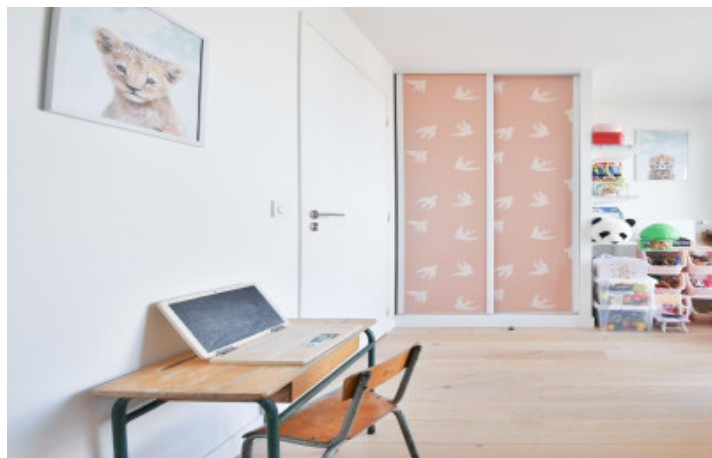


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 3000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Main surfaces

Lower level:

Entrance: 3 m²

Open-plan kitchen + dining area: 14 m²

WC: 1.5 m²

Dining & living room: 46 m²

Terrace: 35 m²

Upper level:

Bedroom 1: 10.1 m²

Bedroom 2: 11.5 m²

Bedroom 3: 12.5 m²

Study / Bedroom 4: 12 m²

Shower room 1: 5 m²

Bathroom: 5 m²

Landing: 6 m²

WC: 1.5 m²

Total surface area (Carrez law): 117.57 m²

Terrace: 35 m² – Private covered parking space (lot 1017).

Features and comfort

Recent Cogedim residence (delivered in 2024) – ten-year structural warranties in place

Contemporary architecture and top-quality finishes

Fully equipped open-plan kitchen

Interior design by architect

Custom-made storage and optimized layout

Aluminium double-glazed windows, motorized roller shutters

Secured residence with videophone and lift

Private parking space on the ground floor and bicycle room

Neighbourhood and lifestyle

Located in the heart of Clichy town centre, in the sought-after Gambetta district, this apartment enjoys a vibrant yet peaceful urban environment.

The Boréales Cogedim residence benefits from a central address, just a few steps from the covered market (3 times a week), local shops, cafés,