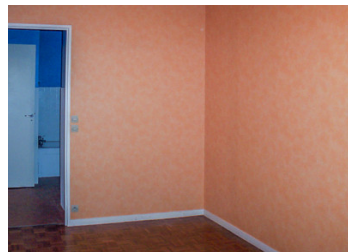


RIS ORANGIS - 2-room apartment, 52 m , 2nd floor with balcony and parking

EXCLUSIVE



INFORMATION

Town:	Ris-Orangis
Department:	Essonne
Bed:	1
Bath:	1
Floor:	52 m2
Outside Space:	6 m2

IN BRIEF

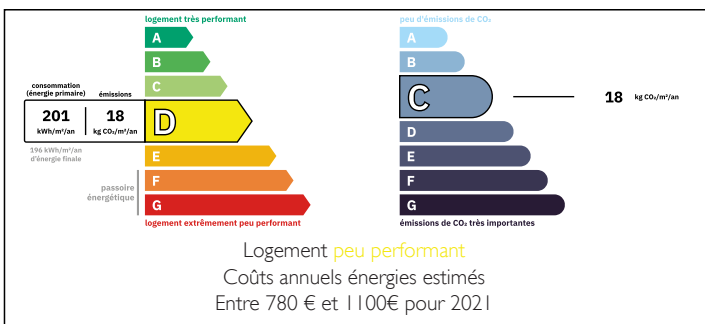
Résidence des Theuileries - 52 m² apartment located on the 2nd floor of a quiet and secure building with a caretaker. This property features a spacious living room, an east-facing balcony accessible from the bedroom and the living room, a kitchen (with the possibility to open it), a bedroom, and a bathroom.

A cellar and a parking space are included with this property. Renovation work is required, but it offers great potential for a layout to your taste.

Ideally located near shops, schools, and public transport, this is a great opportunity not to be missed!

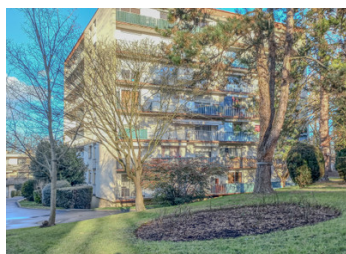
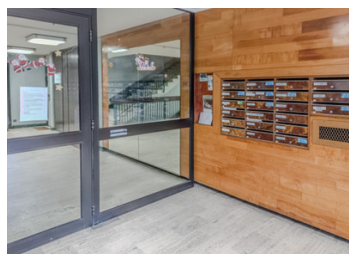
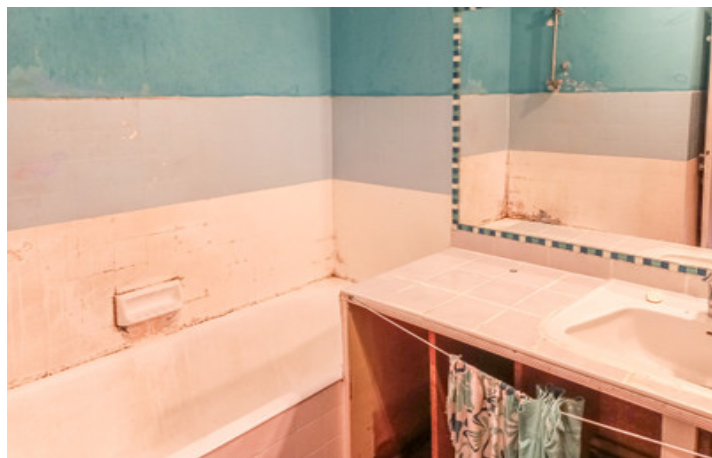
Contact us for more information or to schedule a visit.

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

Ris-Orangis, located in the Essonne department (91), is a dynamic and pleasant town to live in, part of the Île-de-France region. It is situated about 25 kilometers south of Paris, offering a balanced lifestyle between tranquility and proximity to the capital.

The town is well-known for its numerous green spaces, such as the Château de Fromont Park and the banks of the Seine, which are perfect for walks and outdoor activities. Ris-Orangis also boasts a rich cultural life, with venues like Le Plan, a concert hall renowned for its diverse programming.

In terms of transportation, the town is well-connected with two RER stations (Ris-Orangis and Grand-Bourg), making travel to Paris and the surrounding areas easy. Ris-Orangis also has several schools, middle schools, and high schools, as well as numerous sports facilities, catering to the needs of families.

With its blend of urban development and nature, Ris-Orangis attracts residents with its friendly atmosphere and dynamism.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES