



Apartment

SURESNES (92)

833 000 €*

* Agency fees to be paid by the seller



82 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

SURESNES 92- Mont Valérien district, RARE - in a quiet, bright T4 crossing on the ground floor of 82m², facing north/west with 20m² terraces and 132m² gardens. Ideally located in a residential area, 200 meters from the Rond-Point des Bergères, benefiting from a strategic location allowing proximity to all amenities. Bus stop n°141 170m from the residence towards La Défense, 700m from Puteaux train station. Romain Rolland Kindergarten and Primary School 5m walk, Lycée Paul Langevin 6m walk. The intimate and modern luxury residence has 32 accommodations in 2 buildings which blend in perfectly with the local environment. It is completely enclosed and secure in order to preserve your peace of mind - videophone and digicode, parking spaces in the basement. The apartment has a bright living room with US kitchen extending onto one of the terraces, 3 beautiful bedrooms, an independent WC, a hallway, a large bathroom with 2 basins, a shower room with WC. Great amenities: 60x60 tiles in the bathrooms, electric roller shutters - Energy in accordance with the thermal regulations in force - Web application allowing energy consumption to be estimated - Double glazing for good thermal and acoustic insulation - Thermostatic mixer tap for the showers and bathtub Price: €893,000 with 2 parking spaces. Handover of the keys at the end of 2024 - Also benefit from financing of up to 40% of your purchase, without interest and more! - Notary fees reduced to 2.5% - Partial exemption from property tax for 2 years - Reduced charges (BCC/RT2012) - 10-year warranty Contact: Caroline on 06 63 07 06 63

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

For more information about this property, please contact our English-speaking staff by telephone (0033499 614472) or e-mail (<[href="mailto:"](mailto:)>), quoting reference number 340936151296. To see our range of over 30,000 properties in France, please visit our website: <[href="http://www.capifrance.co.uk"](http://www.capifrance.co.uk)>www.capifrance.co.uk> Estate Agency CAPIFRANCE – We look forward to finding you your dream home!



Caroline UZAN

**NEUILLY-SUR-SEINE
(92200)**

Agent

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DETAILS

GENERAL

Reference 304121
Property type Apartment
Exposure N-W
Furnished Yes

SURFACES

Living space 82 m²
Surface Carrez Law 82 m²
Land surface 132 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Terrace 1

APPENDIX

Parking extérieur
Parking space 2
Videophone Non

CONDOMINIUM INFORMATION

Condominium property Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle