



Apartment

PUTEAUX (92)

1 158 000 €\*  
Agency fees to be paid by the seller



99 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

SURESNES 92 - LAST FLOOR with 35m<sup>2</sup> terraces - Ideal address on the immediate edge of PUTEAUX in a small, elegant and refined condominium from 2022 on 4 floors, with slate and zinc roofs, you will be seduced by this beautiful apartment of 4/5 rooms in the perfect plan with cellar at the price of 1178KE. Located upstairs, it has a carrez surface of 100m<sup>2</sup>. The double French windows are in aluminum exterior carpentry. They invite light and sun all day into the apartment. The view is oriented to the South / East on the interior of the residence, in peace and on the garden. On the day side, you have a living room with US kitchen of more than 34m<sup>2</sup> as well as a beautiful entrance with storage and separate WC with its hand basin. On the night side, 3 bedrooms with fitted wardrobes including a master suite with its very large bathroom with WC and walk-in shower. The ceiling heights are at least 2.80m or even 3.80m.... Exceptional!! The interior services are top of the range, such as the 1cm single blade oak parquet floor laid on a soundproofing layer, individual water meter... 2 parking spaces would be available with this apartment. The location of the apartment will allow you to benefit from all the shops in Puteaux town center less than 5 minutes away on foot, Transilien Lines L and U: Puteaux station at 600m\* - Tramway T2 station "Puteaux" at 600m meters - Bus Line N° 157 "Victor Hugo" at 200 m\* and Lines N° 93 and 144 "Bas Rogers" at 300 meters. Whether it's schools, from nursery to high school, sports facilities, or even green spaces for walking, everything is located in the immediate vicinity of this ideal address: Jardin Dominique Savoie and the Parc de l'Île de Puteaux. This building complex to RT2012 standards is available at the end of 1Q2023 and includes 41 lots. 19 apartments + a detached house T5 (R+1). All collective housing and the basement are served by an elevator. VERY LOW CHARGES and REDUCED NOTARY FEES – Make an appointment quickly: Caroline 0663070663

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 (<a href="mailto:"></a>), quoting reference number 340938112992. To see our range of over 30,000 properties in France, please visit our website: <a href="http://www.capifrance.co.uk">www.capifrance.co.uk</a> Estate Agency CAPIFRANCE – We look forward to finding you your dream home!



**Caroline UZAN**

**NEUILLY-SUR-SEINE  
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Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 304121  
Property type ..... Apartment  
Floor number ..... 4  
Exposure ..... ND

### SURFACES

Living space ..... 99 m<sup>2</sup>  
Surface Carrez Law ..... 99.3 m<sup>2</sup>

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

### COMPOSITION

Number of rooms ..... 4  
Number of bedrooms ..... 3  
Balcony ..... 1

### APPENDIX

Parking space ..... 0  
Videophone ..... Non



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
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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