



Apartment

ARGENTEUIL (95)

386 729 €*

* Agency fees to be paid by the seller



88 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

ARGENTEUIL, Beautiful duplex apartment 4th floor - 4 rooms - 3 bedrooms - Terrace - Parking Discover this beautiful residence nestled in a very popular area of Argenteuil characterized by its residential atmosphere and its proximity to the city center and all the traders, as well as nurseries, schools and high schools. Argenteuil, Located just 12km from Porte Maillot, 9km from La Défense and connected to Saint-Lazare station by the Transilien J. Bus and tramway. As soon as you arrive in this spacious 87.55m² duplex, you will be seduced by the brightness and generous volumes of this property. On the first level, an entrance with dressing room followed by a large living room with open kitchen of 33.67m² enhanced by its large bay windows which open onto a magnificent terrace of 29.54m² going around the apartment. A shower room and toilet are located on this floor. On the upper floor, 3 beautiful bedrooms, bedroom 1 with its dressing room 13.25m², bedroom 2, 11.06m²; bedroom 3 or office 9.57m². A bathroom with double sink and separate toilet for more comfort. This secure, modern and elegant residence benefits from a shared vegetable garden and an interior garden to share moments of conviviality and relaxation in the open air. For athletes, adults and children, a wide variety of activities, football, tennis, basketball, swimming, volleyball, judo, dance and many others. For nature lovers, the national forest, parks and gardens will offer you beautiful walks, jogging and hikes. Careful quality services for optimal comfort of life. Urban heating. Don't wait any longer to discover this apartment and benefit from an exceptional living environment. March 2025 (non-contractual photos). Information on the risks to which this property is exposed is available on the Georisks website. Contact me now for more information, I will be happy to meet you. BEnEdicte Calvanese 06.10.28.42.55 CAPIFRANCE. Email: benedicte.calvanese@capifrance.fr Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

For more information about this property, please contact our English-speaking staff by telephone (0033499 614472) or e-mail (<[http://www.capifrance.co.uk](mailto:)> >www.capifrance.co.uk Estate Agency CAPIFRANCE – We look forward to finding you your dream home!



**Bénédicte
CALVANESE**

**PARIS-17EME-
ARRONDISSEMENT
(75017)**

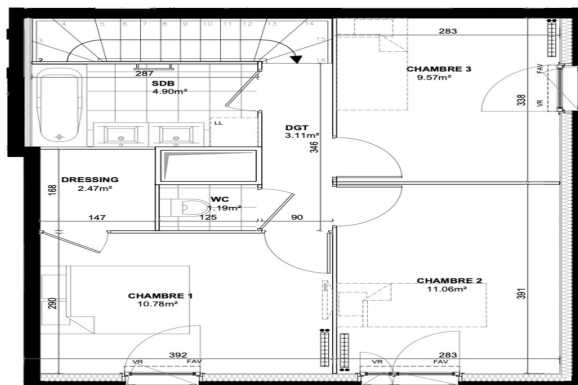
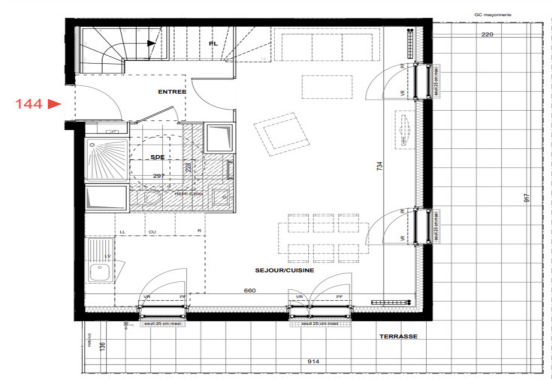
Agent

RSAC : 422 547 703 00021

Courts service city : PARIS

(+33)6 10 28 42 55

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 304121
Property type Apartment
Floor number 4
Exposure ND

SURFACES

Living space 88 m²
Surface Carrez Law 88 m²

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Terrace 1

APPENDIX

Parking couvert
Parking space 1
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