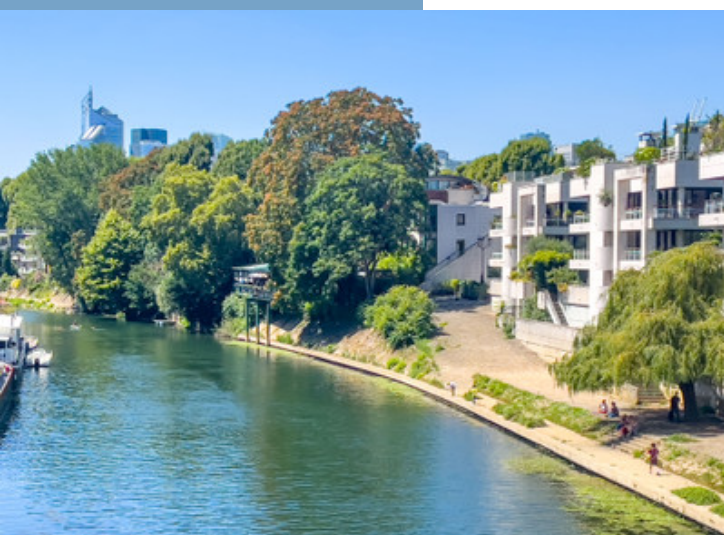




ILE DE LA JATTE 92, MODERN 2 BED APARTMENT,
113M2 + TERRACE 27M2, OVERLOOKING THE
SEINE, IMM 1990 WITH LIFT

www.leggettprestige.com

ILE DE LA JATTE 92,
MODERN 2 BED
APARTMENT, 113M2 +
TERRACE 27M2,
OVERLOOKING THE SEINE,
IMM 1990 WL...



PROPERTY FACT FILE

REFERENCE	A38507DPE92
PRICE	€ 1,450,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	113 m ²
LAND	27 m ²
TOWN	Levallois-Perret
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	Good condition
FEATURES	Garage, Fiber optic, Double glazing
<small>*Price based on current exchange rate which is subject to change</small>	



- Quiet, peaceful, virtually car-free.
- Terrace 27m2 South East, not overlooked
- On the Seine and its tree-lined promenade
- Highly sought-after chic village atmosphere
- Box for 2 cars available in addition (€70,000)

ILE DE LA JATTE 92,
MODERN 2 BED
APARTMENT, 113M2 +
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OVERLOOKING THE
SEINE, IMM 1990 WI...
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L'Île de la Jatte, a residential enclave and a veritable green interlude on the Seine, a bright, luxury 2 bedrooms apartment, not overlooked by neighbours, 113m2 + 27m2 SE terrace facing the Seine. Accessed via an almost car-free paved driveway, on the 2nd floor of a small, secure, well-maintained residence (6 flats) built in 1990 with lift. It boasts

DESCRIPTIF

Île de la Jatte is a popular residential enclave between Neuilly-sur-Seine (south) and Levallois-Perret (north). The island offers...

1. an exceptional environment
 - Quiet, peaceful, virtually car-free.
 - Cycle paths and pedestrian walkways throughout the island.
 2. Exclusive atmosphere
 - A chic village atmosphere, sought after by a discerning clientele.
 - Luxury residences, modern villas or lofts converted from former workshops.
 - Residents often from very well-to-do socio-professional categories (CSP++): families, executives, artists.
 3. Artistic and historical heritage
 - The legendary home of the Impressionists (Monet, Seurat, etc.).
 - Several outdoor sculptures, galleries and works of art to discover.
 - Very 'signature' address with stable value.
 4. Access and amenities
 - Well served despite its island location: bridges to Levallois, Neuilly, Clichy.
 - Schools and shops just a few minutes away on foot or by car.
 - Quick access to the ring road and quays.
- Ideal for whom?
- Families looking for security and quality schools.
 - Young professionals looking for a good work-life balance.
 - Investors looking for a rare property with excellent value retention.

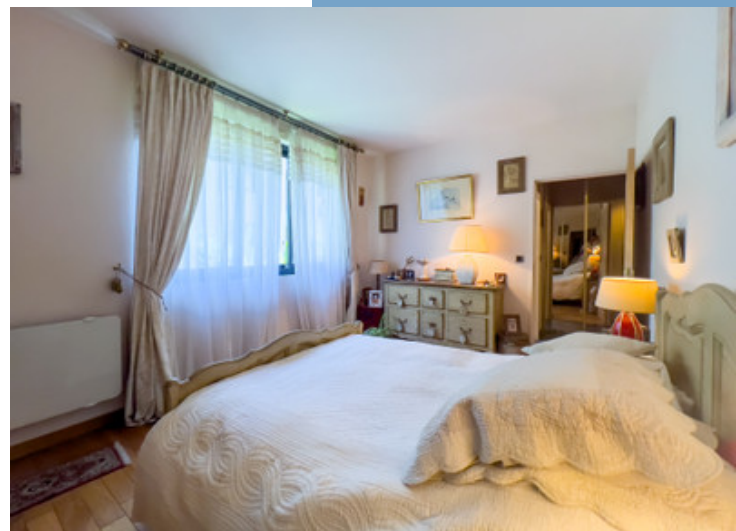
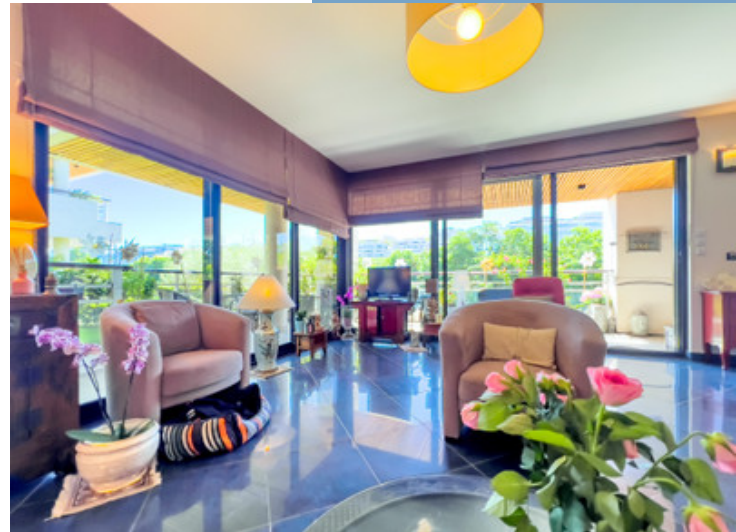
The advantages of living in Levallois-Perret:

1. Proximity to Paris
 - Bordering Neuilly and the 17th arrondissement.
 - Fast access to Porte Maillot, La Défense and central Paris (line 3, RER C, Transilien).
 - Ideal for people working in Paris or the west of the city.
2. Top-of-the-range living environment
 - A well-maintained

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38507DPE92>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

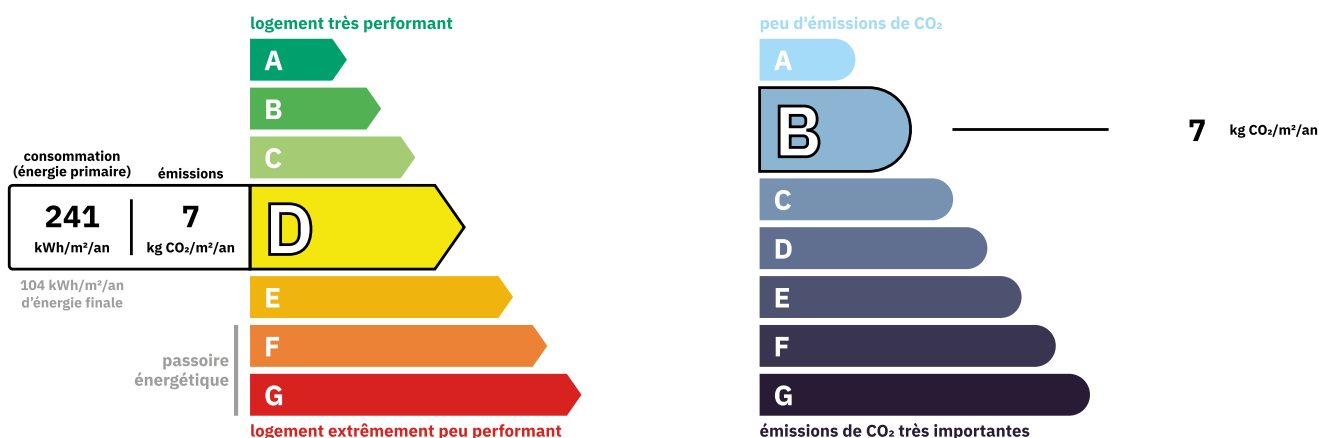
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2 BED APARTMENT, 113M2 +
TERRACE 27M2,
OVERLOOKING THE SEINE,
IMM 1990 WL...

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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 1650 € and 2280€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A38507DPE92
FILE COMPLETE
AND PHOTOS
ON REQUEST

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