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## Portes De Paris: Garches Hauts De Seine New Apartment

Paris , Paris , Ile-de-France



# €980,800

inc. of agency fees

3 Beds      2 Baths      97 sqm

Do you aspire to live better and breathe more without straying too far from Paris? Take the direction of the Porte de Saint-Cloud...

### At a Glance

<b>Reference</b>	MFH-PROAN758694	<b>Near to</b>	Paris	<b>Price</b>	€980,800
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	97 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Do you aspire to live better and breathe more without straying too far from Paris? Take the direction of the Porte de Saint-Cloud. 13 km away, near Marne-la-Coquette and Rueil-Malmaison, a human-sized and highly coveted commune of Hauts-de-Seine welcomes you in an exceptional natural setting.

Nestled between the park of Saint-Cloud, the forests of Malmaison and Fausses-Reposes, Garches is a hospitable land for families, lovers of walks, hiking, cycling, mountain biking ... The proximity of the golf courses of Paris, Saint-Cloud and the Stade Français Haras Lupine, but also the very famous Saint-Cloud racecourse and the Jardy de Marne-la-Coquette stud farm, also make it a favorite environment for golf enthusiasts and horse-riding enthusiasts.

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On a daily basis, life is organized around the shops in the city center and its bi-weekly market, sporting and cultural infrastructures facilitated by associations ... In terms of education, the city offers a choice of private and public establishments ranging from the nursery at the college. An offer supplemented in the surrounding area by renowned institutions such as "La Salle Passy Buzenval" and "Madeleine-Daniélou" high schools in Rueil-Malmaison, or the American School of Paris in Saint-Cloud.

The Garchois congratulate themselves on this preserved village soul, associated with the good level of facilities of a dynamic city flirting with Paris. The A13 motorway bordering the town facilitates access to the quays of the Seine and the ring road. Line L of the Transilien connects assets in 3 minutes with the Saint-Cloud station - called to accommodate line 15 of the Grand Paris Express in the coming years -, or in 12 minutes with La Défense.

ALL SHADES OF GREEN FROM AN EXCEPTIONAL LOCATION

How about discovering a rare environment, on the heights of Garches, in the heart of the peaceful district of La Verboise. This is a top-of-the-range address in store for you here, opposite the Saint-Cloud golf course, a stone's throw from the alleys of the Malmaison forest and the Saint-Cucufa pond. What better way to live near nature and breathe deeply? Schools are located within a 1.2 km radius: Pasteur elementary schools and Antoine-de-Saint-Exupéry nursery schools, Henri-Bergson college.

On the leisure side, 5 minutes on foot are enough to get to the golf course, the tennis club, the conservatory. 700 m separate you from the historic center. The communal swimming pool, the Le Rallec gymnasium, the media library and the Sidney-Bechet cultural center are located there, offering an eclectic program (theatrical performances, concerts, shows for children, exhibitions, cinema sessions, etc.).

Some errands to do? Here you will find small shops, as well as the market in Place Saint-Louis on Wednesday and Saturday mornings. The Hauts-de-Rueil shopping center is just 2.7 km away. In terms of mobility, the A13 is accessible within 5 km, knowing that a bus stop 700 m away reaches the station in 4 minutes. The Transilien L takes you to La Défense (Grande Arche) in 12 minutes or to Saint-Lazare station in approx. 25 minutes.

RUE DU 19 JANUARY

In an exceptional environment between the prestigious golf course of Saint-Cloud and the peaceful rue du 19 Janvier, this residence takes its quarters instead of an annex of the American Embassy. From the first glance, this real estate complex signed Kanopia Architectures seduces with its vocabulary borrowed from the modern architecture of the 1920s, tinged with Art Deco influences, its alliance of straight lines and curved shapes, as well as its beautiful materials: white coated plaster lime-washed, mixed carpentry in anthracite aluminum and wood, overhead glazed railings, light gray metal roofs punctuated by skylights ...

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The immediate vicinity of the Saint-Cloud golf course offers residents the privilege of seeing their property allocate more than  $\frac{2}{3}$  of its surface, or more than 1,800 m<sup>2</sup>, to green spaces. At the entrance, a superb contemporary sculpture personalizes the place with as much grace as symbolism. An albatross is a technical golf term used when 1 hole is made in 3 strokes less than par: a particularly exceptional score that makes golfers around the world dream, including professional players.

#### ODE TO LIGHT AND ELEGANCE

The achievement spreads 39 apartments from studios to 5-room family rooms over two residential units with three single floors on the ground floor. Partially recessed, their last attic level gives way to large terraces while reducing the volume of the residences.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Bathrooms	2
Price	€980,800

### Key Information

Internal Area:	97 sqm
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### Location: Ile-de-France



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**C. BAUER – Sunday Times**

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