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## New Apartment In Lovely Antony Near Paris Ile De France

Paris , Paris , Ile-de-France



# €779,000

inc. of agency fees

4 Beds      3 Baths      106 sqm

Luxury new apartments for sale at just a few minutes from Paris, Antony welcomes you in a particularly friendly atmosphere. A quiet,...

### At a Glance

<b>Reference</b>	MFH-PROAN767493	<b>Near to</b>	Paris	<b>Price</b>	€779,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	106 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Luxury new apartments for sale at just a few minutes from Paris, Antony welcomes you in a particularly friendly atmosphere. A quiet, residential town, it has everything you need to offer an ideal quality of life: numerous sports and cultural facilities, a wide range of local shops. Discover in Antony the largest market in the Hauts-de-Seine and, for your family walks, more than 140 hectares of green spaces including the Parc de

Sceaux and the Coulée Verte.

New apartment in lovely Antony near Paris Ile de France

Close to the Croix de Berny and Antonympole business centres, it also attracts many companies. They appreciate its living environment and ease of access - notably the RER B and C trains - and contribute to the town's dynamism. Ideally located at the corner of the strategic Avenue de la Division Leclerc and the quiet Rue Langlois, the Allure residence allows you to enjoy the best of Antony.

#### IN THE HEART OF ONE OF THE MOST SOUGHT-AFTER DISTRICTS NEAR PARIS

The residence is close to shops and services, restaurants, schools (nursery, elementary, secondary and high schools) and transport.

Close to the city centre and green spaces in a truly ideal location. Majestic with its stapled and plastered stone facades, balconies and metalwork, this residence is an eye-catcher. Its nobility is further enhanced by a zinc roof topped with elegant finials. Intimate and refined, modern and connected, Allure combines the best of architectural tradition and technological innovation.

#### ANTONY IS A SERENE AND COMFORTABLE PLACE TO LIVE

This human-scale residence has been designed to make daily life as easy as possible. Each apartment has its own basement parking space, and the communal areas, including the bicycle garage, offer generous, fluid surfaces. At the heart of the luxury residence in Antony, the flats open onto a pleasant green space.

Most of the 30 apartments (from studio to 5-room) have a balcony or terrace, and all floors are brightly lit by large windows and bay windows.

A word from the architect

The residence appears as an emblematic figurehead at the intersection of Avenue de la Division Leclerc and Rue Langlois. It provides a transition between a city front on the scale of Greater Paris and a suburban neighbourhood to be preserved and enhanced. Its sober architecture is in keeping with a desire to ensure the durability of the structure. The play of volumes, the noble materials (glass, metal and stone) and the colours are all elements that enliven and distinguish the façades. Allure weaves an atypical link between this dense axis of the city and the traditional residential area.

Julian RINCON Agence International d'Architecture.

#### AN EXCELLENT QUALITY OF SERVICES, TO ENHANCE YOUR INTERIOR FLOORS

- Living room floors: oak parquet (choice of 5 references).
- Kitchen floor: 43 x 43 cm tiles (choice of 5 harmonies).
- Bathroom floor: 43 x 43 cm tiles (choice of 5 harmonies).

#### WALLS AND CEILINGS

- Smooth matt paint finish for living rooms.
- Smooth satin finish paint for the bathrooms.

#### SECURITY

Access to the building via videophone and 3-point armoured landing door (A2P 1 star).

#### THE PLUS

- Occultation of the joineries by white PVC roller shutters and motorized shutters on bay windows.
- Heating and hot water production: individual gas.
- Stone and rendered facades with a zinc roof.

- Metal railings in anthracite grey.

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	4
Bathrooms	3
Price	€779,000

## Key Information

Internal Area:	106 sqm
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## Location: Ile-de-France



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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