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## New Apartments In Prestigious Residence Garches, Paris, Ile De France

Paris , Paris , Ile-de-France



# €783,000

inc. of agency fees

3 Beds      2 Baths      96 sqm

Garches offers a peaceful life in the middle of nature at the gateway to Paris (less than 15 km). Situated between the Bois de Boulogne,...

### At a Glance

<b>Reference</b>	MFH-PROAN767695	<b>Near to</b>	Paris	<b>Price</b>	€783,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	96 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Garches offers a peaceful life in the middle of nature at the gateway to Paris (less than 15 km). Situated between the Bois de Boulogne, Saint-Cucafa and the Fausses-Reposes national forest, this residential and family town combines the tranquillity and security of a village with the wealth and dynamism of a city thanks to its proximity to Paris.

Twelve minutes separate you from La Défense and 20 from the Gare Saint-Lazare. This preserved setting offers its inhabitants the calm, luxury and serenity of a wealthy life entrenched just a stone's throw from Paris. A need that is sometimes essential to remedy the stress and urban frenzy.

New apartments in prestigious residence Garches, Ile de France

In the heart of the residential district of Buzenval, the residence offers you easy access to everything you need. In terms of schooling, you will have a wide choice from nursery to secondary education. Indeed, you can choose one of the three crèches in the town before enrolling your children from nursery to primary school in the Gaston Ramon public school group (7 minutes walk) or prefer a private establishment (Saint Joseph group, Montessori bilingual school).

At the secondary level, numerous colleges and high schools will satisfy the needs and desires of your children (American School of Paris, German School, technical and general high schools, etc.).

In terms of sports and culture, the wealth and variety of activities will satisfy both young and old. Golf (Saint-Cloud Golf Club and Paris Golf Club), tennis club, football club, Garches-Vaucresson rugby club, horse riding (Jardy stud farm), swimming (Garches swimming pool), horse racing (Saint-Cloud racecourse), Paris Country Club in Rueil-Malmaison, as well as music, dance and drama taught at the Garches National Conservatory, and workshops and shows throughout the year at the Sydney Bechet Cultural Centre. All accessible in less than 10 minutes.

For medical and commercial services, you will have a very complete offer. Pharmacies, medical centres, bakeries, supermarkets, shops of all kinds and the weekly Saturday market on the Place de l'Eglise Saint Louis are all within 15 minutes walk.

The comfort of a village, the wealth of a town.

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In a magnificent wooded park, 42 luxury flats and duplexes with private gardens, terraces or roof terraces. From studios to 5-room apartments, they enjoy exceptional views of the golf course or the Eiffel Tower. Guy Béart describes his house in the song "Une maison tranquille". The four other buildings of the residence are located around the singer's Bauhaus-style home, which has been converted into a collective dwelling, within a park with lush vegetation. It is this residential spirit that we wanted to preserve for this human-sized residence of 42 luxury flats and duplexes, from studios to 5 rooms. Elegance and sobriety are the keywords of this luxury development. Its five buildings, separated by green spaces and served by pedestrian walkways, offer a varied range of volumes and heights while blending in a style that combines classicism and discreet modernity.

You will be able to take full advantage of the green setting in which the residence is nestled thanks to the numerous glass windows and French windows that will bring exceptional light into your home. Most of the apartments offer uninterrupted views of the Saint-Cloud golf course or the Eiffel Tower, as well as generous outdoor spaces (private gardens, terraces and roof terraces). A basement car park is also available. Find interesting fun facts about the Eiffel tower here, for your house warming party!

## Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Bathrooms	2
Price	€783,000

## Key Information

Internal Area:	96 sqm
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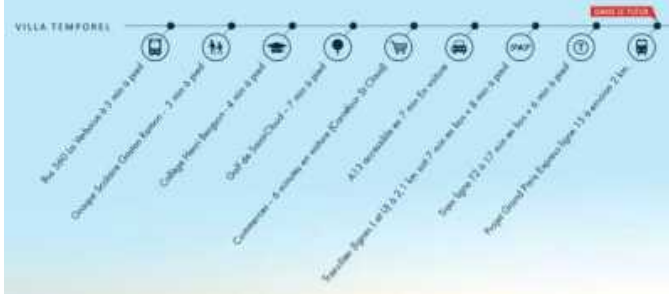
## Location: Ile-de-France



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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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or email us at **bonjour@my-french-house.com**.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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