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## Charming, cozy apartment under the roof with a view

Saint Germain En Laye , Yvelines , Paris Ile-de-France



**€298,000**

inc. of agency fees

2 Beds

76 sqm

This adorable attic apartment of 36 sqm Carrez, (77 sqm useful), reorganized by an interior designer, is nestled on the top floor of a former bar restaurant in the center of Fourqueux, a privileged district...

### At a Glance

**Reference** MFH-PARIS0899EY-cpy-cpy

**Bed** 2

**Near to** Saint Germain En Laye

**Pool** No

**Price** €298,000

**Hab.Space** 76 sqm

**Land Tax** N/A

### Property Description

This adorable attic apartment of 36 sqm Carrez, (77 sqm useful), reorganized by an interior designer, is nestled on the top floor of a former bar restaurant in the center of Fourqueux, a privileged district of Saint Germain en Laye, for enjoy a breathtaking view of the rooftops and surrounding greenery. On the second and last floor of this small condominium, at the top of the old staircase, the entrance opens onto the charming,

perfectly ordered fitted kitchen with its custom-made furniture. The bright living room of 22 sqm on the ground (16 sqm Carrez) offers a cozy environment, with its library and numerous storage spaces. A pretty bathroom has been installed in a discreet nook. Behind this beautiful central piece of furniture, a first small bedroom has taken place around the beautiful beams of the frame. Its layout is just as optimized thanks to the storage space inserted under the lower spaces of the attic. Then, a second bedroom, adjoining, offers a new cozy space. This charming little cozy nest, cleverly organized, bright, close to shops, the market square, the golf course, the forest, as well as the international high school, can only seduce you if you are looking for a little paradise in a quiet environment. security that Fourqueux offers... Nursery and elementary school 2 min walk, International high school 18 min walk, Line L Saint Germain Bel Air for Paris 20 min walk Tram 13 to reach the RER A of Saint Germain in Laye. Bus R1 5 min walk Bus R2 south 5 min walk A14 5 km  
ENERGY CLASS: F / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from energy prices energy of the year 2021: between EUR880 and EUR1,220  
Information on the risks to which this property is exposed is available on the GÉORISKS website.  
Condominiums of 7 units (No proceedings in progress).

Annual expenses : 1418 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€298,000

## Key Information

Year Built:	1920
Internal Area:	76 sqm

## Location: Paris Ile-de-France



## Gallery





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**C. BAUER – Sunday Times**

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