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## A concentrate of modernity, refinement and zenitude in the city center

Noisy Le Roi , Yvelines , Paris Ile-de-France



# €1,250,000

inc. of agency fees

4 Beds    1 Baths    226 sqm    0.04 ha

Nestled in the heart of the center of Noisy-le-Roi, this exceptional residence of approximately 240 sqm on a plot of 400 sqm is a real gem for lovers of a beautiful home. From the moment you enter, you...

### At a Glance

<b>Reference</b>	MFH-PARIS6520	<b>Near to</b>	Noisy Le Roi	<b>Price</b>	€1,250,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	226 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of the center of Noisy-le-Roi, this exceptional residence of approximately 240 sqm on a plot of 400 sqm is a real gem for lovers of a beautiful home. From the moment you enter, you will be captivated by its elegant appearance and American style, combining comfort and refinement. With its 4 bedrooms, possible 5, it offers an ideal living environment enhanced by a bucolic garden and a sunny

southwest-facing terrace inviting relaxation and convivial moments outdoors. The house opens onto an elegant reception hall, opening harmoniously onto a fitted kitchen with beautiful finishes, itself leading to a dining room enjoying a bright heated veranda. As an extension, a large living room of approximately 44sqm with a fireplace, offers a warm space to meet up with family or friends. This ground floor also has a wardrobe and separate toilet. Upstairs, a central landing offers a 360° distribution, leading to two beautiful bedrooms, including a sumptuous master suite augmented by a real room dedicated to a fabulous dressing room and a beautiful private bathroom of approximately 45sqm and another enjoying a pleasant south-facing balcony terrace, the whole constituting a true haven of peace. An additional bathroom and separate toilet complete this floor, guaranteeing everyone's comfort and privacy. The second floor reserves two additional bedrooms, one of which is particularly spacious, as well as an office space ideal for teleworking, providing on this level a more cozy atmosphere offering a world conducive to work and rest. The finished basement reveals its full potential with two equipped laundry rooms, a workshop, a cellar, a large storage space and a garage with motorized door, totaling an area of approximately 84sqm, thus offering an optimal storage and organization solution. for the whole family. This exceptional residence benefits from a peaceful environment, while being close to amenities such as the U supermarket, nursery and primary schools, the college accessible in 5-10 minutes on foot, as well as the bilingual school and the private Montessori high school. A house with a complete service, combining comfort, elegance and functionality, in an idyllic living environment. 350 m from the house: Tram T13 Tram T13: Saint Germain en Laye / Saint Cyr School? Exchange Saint Nom la Bretèche for Ligne L Line L in Saint Nom la Bretèche: La Défense? Lazare / Saint Cyr l'Ecole A Saint Cyr The school: RER C and Line N and U RER C: Paris center: Invalides / Austerlitz?. Line N: Paris Montparnasse / Rambouillet Line U: At Saint Cyr L'Ecole: to Versailles Chantier, La Défense Access to the A13 motorway in 7 minutes, A14 to La Défense in 15 minutes Bus stops line 17 (Saint Nom la Bretèche > Noisy-Le Roi > Le Chesnay P2, Mignot Hospital > Vaucresson Gare) ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2460 and EUR3490.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,250,000

## Key Information

Year Built:	1990
Internal Area:	226 sqm
Land Area:	0.04 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

## Location: Paris Ile-de-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**

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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