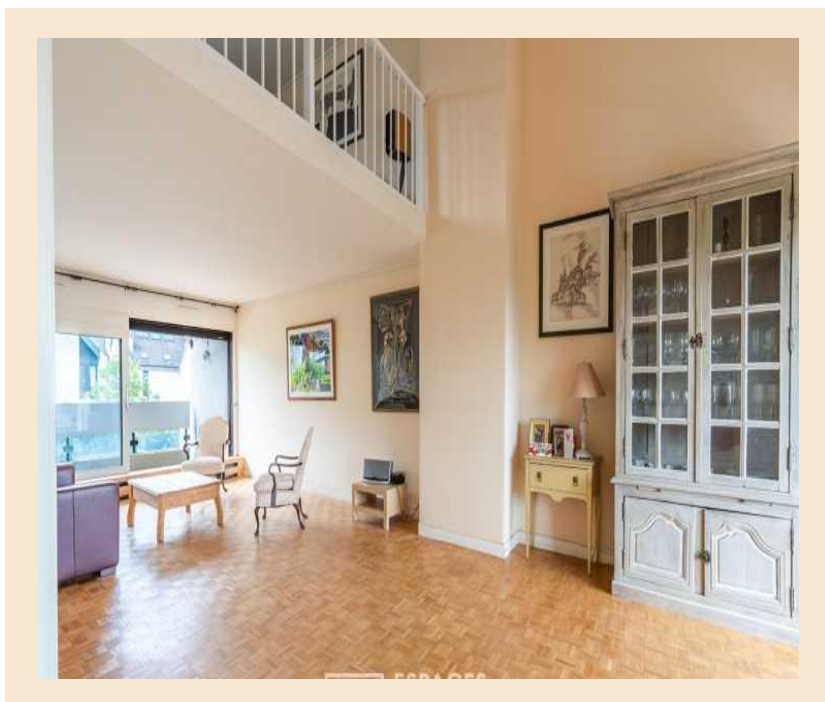


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Triplex apartment with terraces

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



€740,000

inc. of agency fees

5 Beds 2 Baths 201 sqm

This beautiful bright apartment of 201 sqm on the ground (137 sqm Carrez), is located on the 2nd and last floor of a small building in a pleasant green residence, 5 minutes from the village center with...

At a Glance

Reference	MFH-PARIS6671-cpy	Near to	Saint Germain En Laye	Price	€740,000
Bed	5	Bath	2	Hab.Space	201 sqm
		Pool	No	Land Tax	N/A

Property Description

This beautiful bright apartment of 201 sqm on the ground (137 sqm Carrez), is located on the 2nd and last floor of a small building in a pleasant green residence, 5 minutes from the village center with its schools, its shops, and only 10 min walk from the international high school. The entrance leads to a semi-open kitchen with its pantry, then a bright double-facing living/dining room of 34 sqm, with a ceiling height of 5 m, decorated with two pleasant loggias of 11 sqm. The entrance hall which benefits from cupboards leads to a

laundry/laundry room then the spacious bathroom and finally the master bedroom with cupboards and access to the balcony. The staircase leads to the sleeping area which consists of a bathroom, two bedrooms, one of which continues with a second bedroom/office in a row. The beautiful 18 sqm mezzanine which overlooks the living room can be organized into a TV lounge, library or a large office. On the upper floor, this beautiful apartment benefits from a converted attic of 55 sqm on the ground which consists of an office space, a storage room under the slope and then a pleasant bedroom. A double box completes the services of this property. This spacious family apartment in which some work will be necessary, benefits from a green environment, in this pretty district of St Germain en Laye, very sought after and above all where life is good... The charges indicated include: heating, water hot, cold, caretaker, trustee, building and green spaces insurance. Nursery and elementary school 5 min walk, International high school 10 min walk, Line L Saint Germain Bel Air for Paris 10 min walk Tram 13 to reach the RER A of Saint Germain en Laye. Bus R1 9 min walk Bus R2 south 5 min walk A14 4 km ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices energy of the year 2021: between EUR2,020 and EUR2,790
Condominiums of 529 units (No proceedings in progress).

Annual expenses : 5700 euros.

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€740,000

Key Information

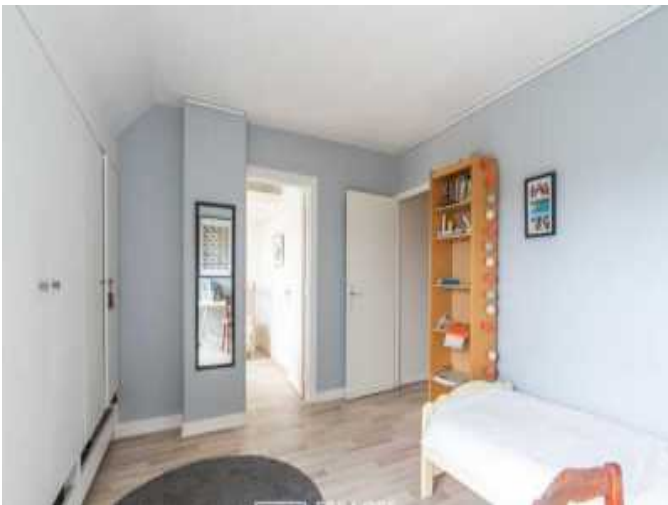
Year Built:	1970
Internal Area:	201 sqm
Property Features:	
• Balcony:	1

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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