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## Contemporary Loft Apartment with Shared Garden

Rueil Malmaison , Hauts-de-Seine , Paris Ile-de-France



# €697,000

inc. of agency fees

2 Beds    1 Baths    106.59 sqm

Ideally located, close to the city center and the RER of Rueil-Malmaison in a quiet, wooded area and close to shops and schools, this 106 sqm apartment is on the 1st floor out of 3 with elevator, of a...

### At a Glance

<b>Reference</b>	MFH-PARIS8169-C2	<b>Near to</b>	Rueil Malmaison	<b>Price</b>	€697,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	106.59 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located, close to the city center and the RER of Rueil-Malmaison in a quiet, wooded area and close to shops and schools, this 106 sqm apartment is on the 1st floor out of 3 with elevator, of a small modern condominium, in a former office building converted into lofts.

Its original design redesigned by an architect in 2004 offers beautiful volumes with its ceiling height of 2m90 and its quality services, solid oak floor and central island. The large bay windows that go from floor to ceiling provide beautiful light with their western exposures.

The entrance with its large built-in cupboards reveals the beautiful living room of 60 sqm including a fully fitted and equipped American kitchen with its central island and Zimbabwe black granite worktop, a living and dining area with unobstructed views through the three large bay windows as well as a pantry/laundry room adjoining the kitchen.

The spacious 16 sqm master bedroom has a dressing room and its own bathroom with turquoise mosaic tiles. The second 11 sqm bedroom has its own shower room and a large closet/dressing room with a large bay window. A separate toilet completes the services of this apartment with beautiful volumes.

The particularity of this co-ownership is to manage a very large, quiet and secure garden with trees, divided into two parts, the first intended for children and another with a relaxation area accessible to all 10 co-owners.

High-end services included: Alarm, videophone, electric shutters, heating and electric water heater. 1 secure outdoor parking space at the back of the co-ownership. Possibility of a box in addition.

Nursery and primary schools 5 min walk away

High-quality middle and high schools by bus to Marcel Pagnol, Richelieu, Danielou, Passy Buzenval A86 2 km away

RER A Rueil nearby

La Défense 10 min by car

ENERGY CLASS: C / CLIMATE CLASS: A.

Estimated average amount of annual energy expenditure for standard use, based on energy prices as of 01/01/2021: Between EUR1,000 and EUR1,410

Co-ownership of 10 residential lots

No proceedings in progress Annual charges: EUR3,253

RSAC Versailles

Condominiums of 29 units (No proceedings in progress).

Annual expenses : 3253 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€697,000

### Key Information

Internal Area:	106.59 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery











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**C. BAUER – Sunday Times**

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