

# **Contemporary Loft Apartment with Shared Garden**

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





#### At a Glance

| Reference | MFH-PARIS8169-C2 |
|-----------|------------------|
| Bed       | 2                |

| Near to | Rueil Malmaison | <b>Price</b> €697,000 |
|---------|-----------------|-----------------------|
| Bath    | 1               | Hab.Space 106.59 sqm  |
| Pool    | No              | Land Tax 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.

|        |    |   | m |   |     |   |
|--------|----|---|---|---|-----|---|
|        | 11 | m | m | 9 | r٦  | 7 |
| $\cup$ | u  |   |   | a | 1 ) |   |
|        |    |   |   |   | •   |   |

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

### **Key Information**

Internal Area: Has a Garden 106.59 sqm Yes

#### **Location: Paris Ile-de-France**



## Gallery



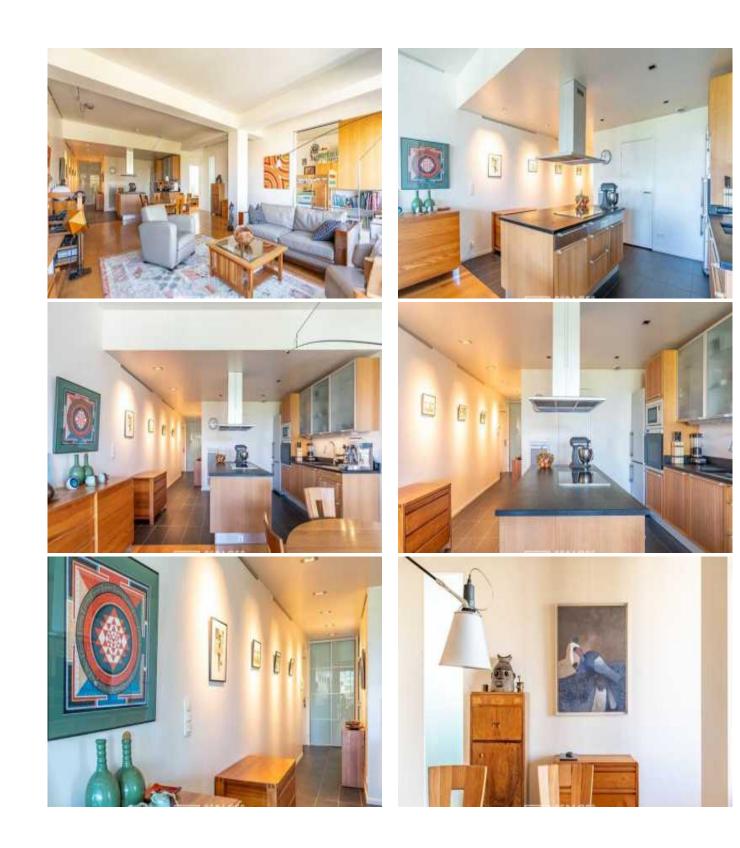


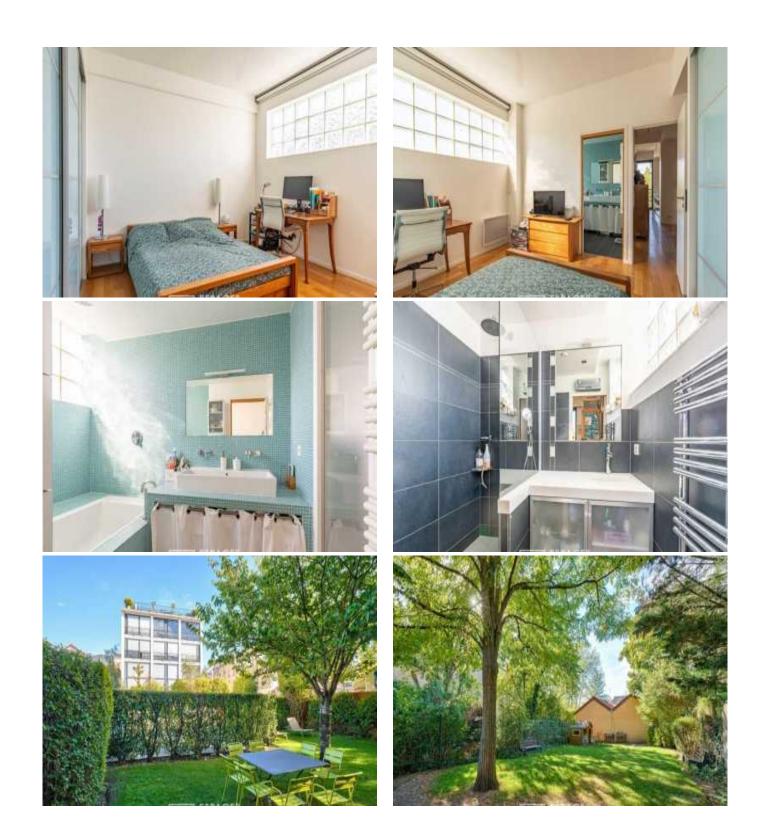












THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

### **Contact us on:**

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

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

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

### **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours 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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved