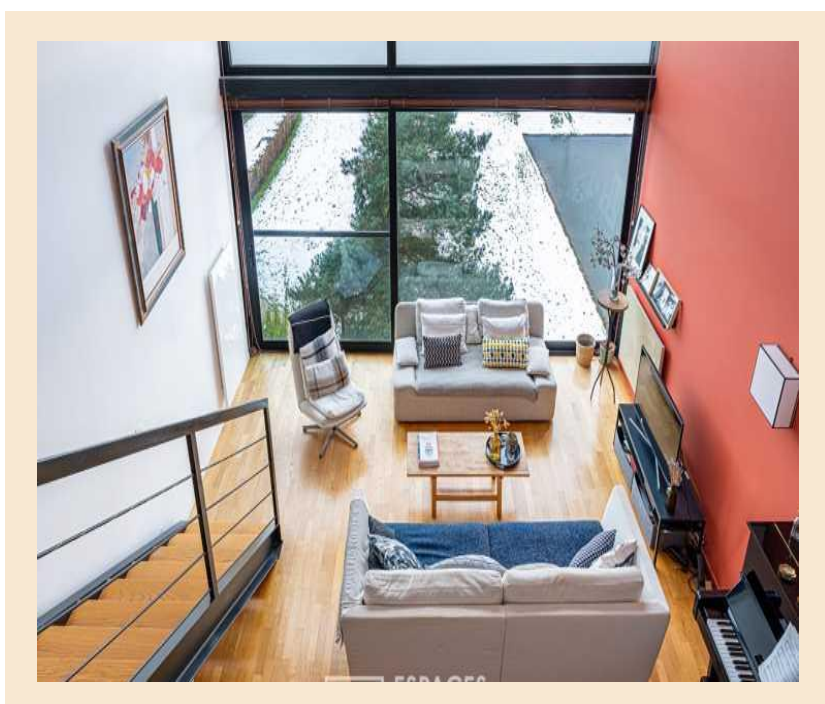


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Superb Duplex facing the Parc des Sources de la Bièvre

Guyancourt , Yvelines , Paris Ile-de-France



€640,500

inc. of agency fees

4 Beds 2 Baths 153 sqm

In the heart of the city center, nestled in an island that is unsuspected from the street, this magnificent duplex loft, designed by architect Dominique Perrault, covers 153 sqm spread over two levels....

At a Glance

Reference	MFH-PARIS8667-cpy	Near to	Guyancourt	Price	€640,500
Bed	4	Bath	2	Hab.Space	153 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of the city center, nestled in an island that is unsuspected from the street, this magnificent duplex loft, designed by architect Dominique Perrault, covers 153 sqm spread over two levels. A bay window of remarkable proportions illuminates the living space, offering a clear and unobstructed view of the Parc des Sources de la Bièvre (woods, pond and forest). This unique perspective on the green spaces, combined with

the contemporary and refined style of this bright and spacious apartment, contributes to making it an exceptional place to live. Facing south-east, it guarantees optimal brightness while preserving privacy. First level: The entrance opens onto a fully equipped kitchen, with a view of a wooded interior garden. The vast living room of over 35 sqm, with an impressive ceiling height of 5 meters, benefits from natural light thanks to its entirely glazed facade. Two bedrooms, also facing the park, complete this level, as well as a large bathroom and two spacious dressing rooms. Second level: An elegant metal and wood staircase leads to a mezzanine and two beautiful bedrooms equipped with closets, sharing a bathroom. A charming alcove on the landing, open to the outside, can accommodate a small table and two chairs, ideal for enjoying the fresh air. Additional amenities: In the basement, two secure parking spaces complete this unique apartment. Located on the 2nd floor of a private residence, this apartment benefits from direct and individual access from the street or the park, without going through a building lobby. Ideal location: Only 5 minutes walk from schools and less than 7 minutes from Saint-Quentin-en-Yvelines train station (RER C, line U to La Défense and line N to Paris-Montparnasse). Also nearby are the Théâtre de Saint-Quentin-en-Yvelines, a cinema, and various shops. This property is part of a co-ownership of 36 lots. Annual charges: EUR3,600. Individual electric heating. ENERGY CLASS: D 224/ CLIMATE CLASS: B 7 Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,600 and EUR3,570. 0699122430

Condominiums of 104 units (No proceedings in progress).

Annual expenses : 3600 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€640,500

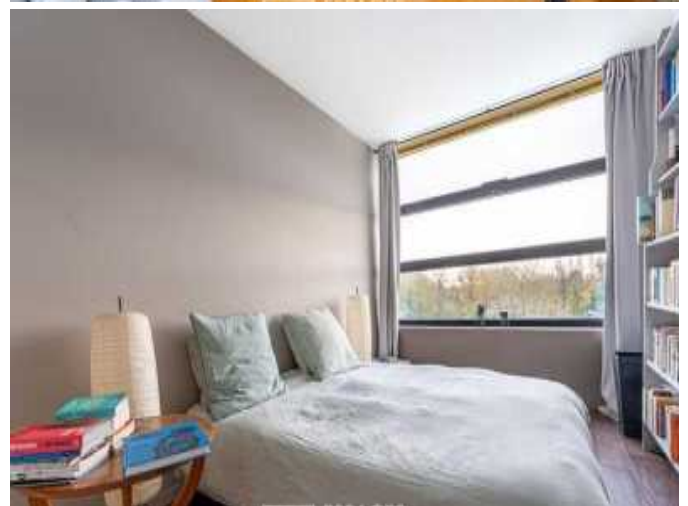
Key Information

Year Built:	1992
Internal Area:	153 sqm

Location: Paris Ile-de-France



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