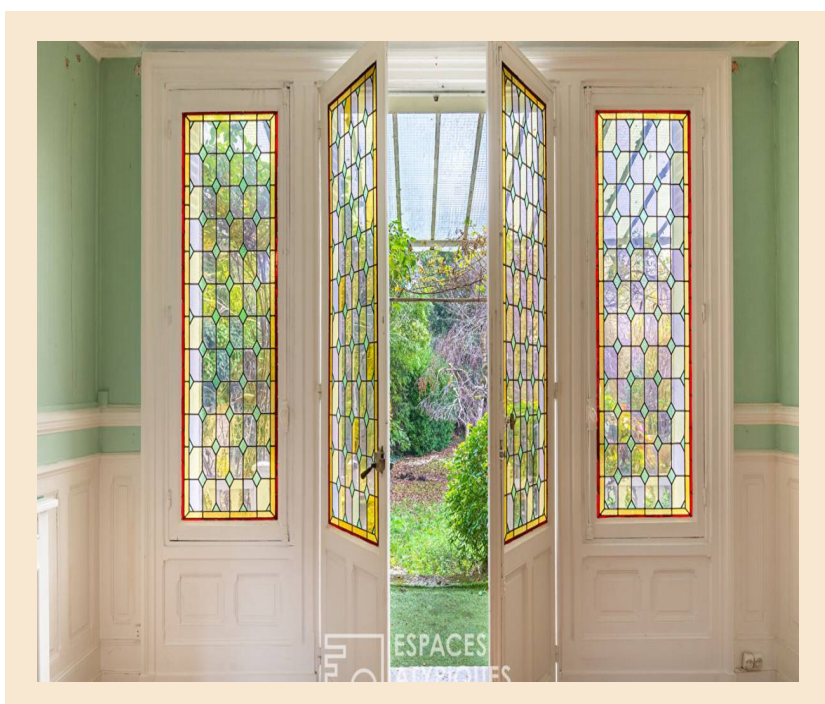


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Pleasant duplex with garden in the hyper center of Saint Germain en Laye

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



€1,238,000

inc. of agency fees

3 Beds 127 sqm 0.02 ha

Located on the Saint Germain plateau, just a 5-minute walk from the market square and/or the RER, this bright 127 sqm apartment with its terrace and private...

At a Glance

Reference	MFH-PARIS8085	Near to	Saint Germain En Laye	Price	€1,238,000
Bed	3	Pool	No	Hab.Space	127 sqm
Land	0.02 ha			Land Tax	N/A

Property Description

Located on the Saint Germain plateau, just a 5-minute walk from the market square and/or the RER, this bright 127 sqm apartment with its terrace and private garden is located in an old building whose common areas have just been renovated. The apartment has independent access to the street. The large entrance leads to a 15 sqm dining room and a 20 sqm living room with its beautiful fireplace and old stained glass windows.

The independent kitchen also offers access to the 16 sqm terrace and its pretty 180 sqm garden plot for exclusive use. The staircase leads to the sleeping area consisting of a hallway leading to the 3 bedrooms which share a large bathroom. This plateau provides access to the building's stairwell. The basement/cellar consists of a large storage room and its technical area. On the terrace, a door leads to a small laundry room of 2.68 sqm which has been installed against the exterior wall of the kitchen. A garden shed completes the services of this atypical duplex. This beautiful apartment will require some work to give it back the charm it deserves, with its pleasant garden located in a quiet area, while benefiting from a premium location in the city center! In the spirit of a house, it is a charming place... RER A, Tram 13 5 min walk, ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,250 and EUR3,080 Co-ownership of 19 lots including 10 residential lots. Co-ownership charges in creation, no procedure in progress. Bicycle storage.

Condominiums of 19 units (No proceedings in progress).

Summary

Property type:	Apartment
Bedrooms:	3
Price	€1,238,000

Key Information

Internal Area:	127 sqm
Land Area:	0.02 ha
Has a Garden	Yes

Location: Paris Ile-de-France



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