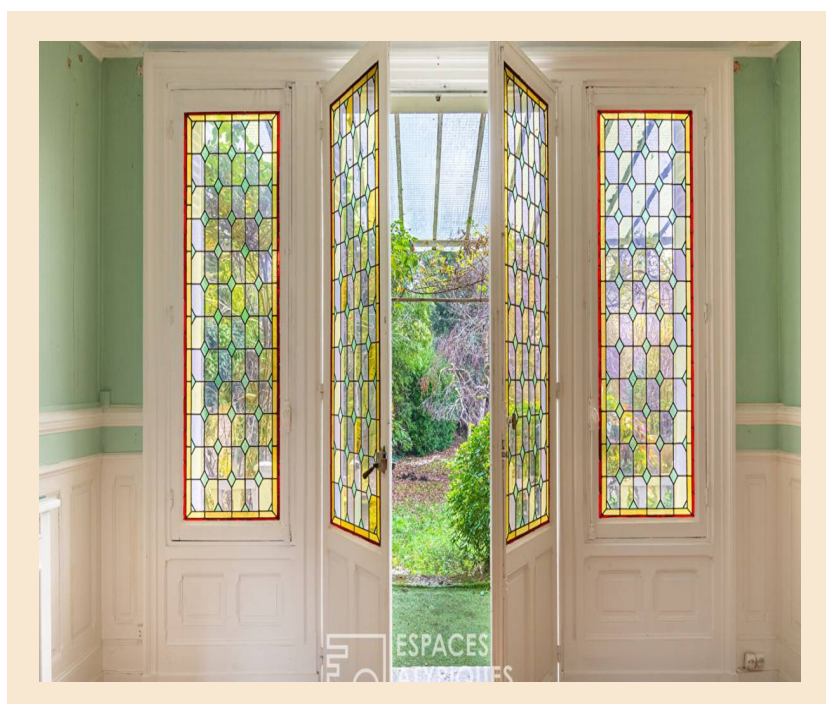


[Click to view MFH-PARIS8085](#)

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
Bed 3
Land 0.02 ha

Near to Saint Germain En Laye
Pool No

Price €1,238,000
Hab.Space 127 sqm
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).

Annual expenses : 3212 euros.

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



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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 our 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 my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

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