

[Click to view MFH-PARIS9192-cpy](#)

## Pleasant family duplex

**Chambourcy , Yvelines , Paris Ile-de-France**



# €575,000

inc. of agency fees

4 Beds

1 Baths

122 sqm

This apartment, which has a floor area of 122 sqm (118 sqm Carrez law), is located in a pretty residence built in 2003 in the pleasant town of Chambourcy....

### At a Glance

<b>Reference</b>	MFH-PARIS9192-cpy	<b>Near to</b>	Chambourcy	<b>Price</b>	€575,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	122 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This apartment, which has a floor area of 122 sqm (118 sqm Carrez law), is located in a pretty residence built in 2003 in the pleasant town of Chambourcy. The entrance opens onto a warm living room facing the balcony. This 39 sqm reception room continues to the right, after a flight of steps, by a plateau organized into a dining room and its open kitchen of 18 sqm. Then, the hallway provides access to two pleasant bedrooms with closets that share a bathroom. On the left, the staircase from the living room leads to the second floor consisting of a landing that serves two pretty bedrooms with closets that benefit from a bathroom. A cellar

and two underground parking spaces complete the services of this pleasant apartment. This pretty family nest, comfortable in its organization, quiet, in a quality residence, benefits from both its proximity to the city center and the A13, A14 accesses. Chambourcy nursery and elementary school 14 min walk, Bus R4 4 min walk to the Lycée International de Saint Germain en Laye, the Chambourcy college, and the RER line A station located in the hyper center of St Germain. Lycée Horticole de Saint Germain en Laye 14 min walk. Shops nearby, Access A13 4 km, A14 2 km ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: Between EUR1,570 and EUR2,170.

Condominiums of 68 units (No proceedings in progress).

Annual expenses : 600 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€575,000

## Key Information

Year Built:	2003
Internal Area:	122 sqm
Property Features:	
• Balcony:	1

## 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