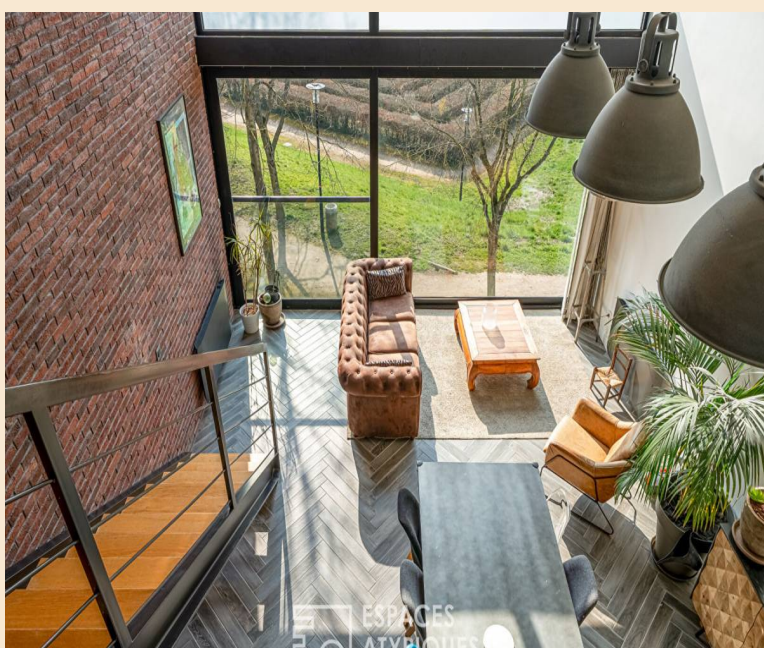


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## Loft-style atmosphere in the city center surrounded by lush nature

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



# €579,000

inc. of agency fees

4 Beds    1 Baths    143.22 sqm

In the heart of Guyancourt-Montigny-le-Bretonneux, nestled in a block of land unseen from the street, this magnificent duplex loft, designed by architect...

### At a Glance

<b>Reference</b>	MFH-PARIS10101	<b>Near to</b>	Guyancourt	<b>Price</b>	€579,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	143.22 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of Guyancourt-Montigny-le-Bretonneux, nestled in a block of land unseen from the street, this magnificent duplex loft, designed by architect Dominique Perrault (Le Corbusier), spans 143 m<sup>2</sup> over two levels.

A remarkably large bay window illuminates the living space, offering a clear, unobstructed view of the Parc des Sources de la Bièvre (woods, pond, and forest). This unique perspective of the green spaces, combined with the contemporary and refined style of this bright, quiet, and spacious apartment, makes it an exceptional living space. Facing southeast, it guarantees optimal light while preserving privacy.

#### First Level

The entrance opens onto a fully equipped and open-plan kitchen with a central island overlooking a wooded interior garden. The spacious 35 m<sup>2</sup> living room, with an impressive 5-meter ceiling height, benefits from natural light thanks to its fully glazed façade.

A bedroom facing the park, a shower room, and a separate toilet complete this level.

#### Second Level

A modern metal and wood staircase leads to a spacious bedroom or a large semi-open office with a view overlooking the living area. A superb bathroom equipped with a double bathtub, a double sink vanity, and a large walk-in shower promises moments of absolute relaxation. Two beautiful bedrooms overlooking the park, each with large walk-in closets, and a separate toilet complete this floor.

It is also possible to install a small side table and two chairs on the landing, which opens onto the greenery.

In the basement, two secure parking spaces complete this unique apartment (boxing is possible). This unique property requires no renovations: herringbone parquet-style floor tiles, a huge wall made of imported Belgian bricks, and travertine in the bathroom and toilets.

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 a 5-minute 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 Saint-Quentin-en-Yvelines Theater, its shopping center, a cinema, and various shops.

This property is part of a 36-unit condominium. No construction procedures are currently underway.

Annual charges: euros3,600.

Individual electric heating.

Condominiums of 36 units (No proceedings in progress).

### Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€579,000

### Key Information

Internal Area:	143.22 sqm
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### Location: Paris Ile-de-France



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