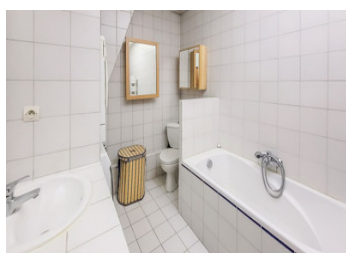


Historic Versailles. Pleasant 3P 61 m flat on the 2nd floor of a recently refurbished 1790 building.

EXCLUSIVE



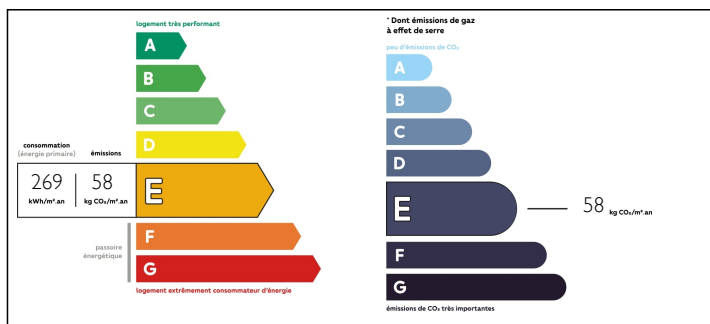
INFORMATION

Town:	Versailles
Department:	Yvelines
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	0 m2

IN BRIEF

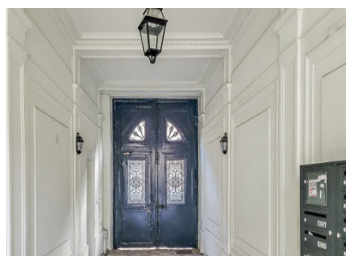
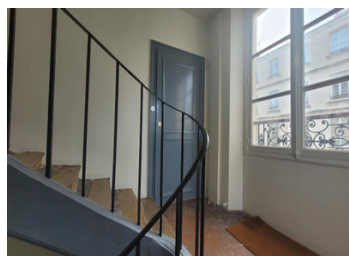
In the heart of the highly sought-after Saint Louis district, this 61 m² 3-room flat is located in a building full of history and in excellent condition (renovation and communal areas date from February 23). Although it is right in the centre of Versailles, its exposure to a double courtyard gives it peace and quiet. What's more, you'll be alone on your landing, for added peace and quiet. Every room (except the bathroom) has a window, so you're guaranteed a bright and pleasant living environment! The flat comprises a 20m² lounge with fireplace, set between a 12m² bedroom and a 9m² study/bedroom. These 3 rooms have retained their original shutters and terracotta floor tiles: a real charm! A closed kitchen and a functional bathroom with toilet complete the property. With a few changes, this property could become a real gem. Individual gas heating. Last but not least, a vast vaulted cellar (ideal for storing wine). Close to...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

When you arrive, you will immediately appreciate the courtyard façade of the building, which was recently refurbished (early 2023), with its bow window on the 1st floor (the flat below), which adds a great deal of elegance to the whole.

Climbing up the stairs to the completely refurbished communal areas gives you the impression of plunging back into history.

The 5 north-west-facing windows, which are not directly overlooked, give this flat plenty of light, overlooking a very quiet, well-kept courtyard.

The fireplace in the living room, the terracotta floor tiles in all the rooms and the wooden shutters add a touch of old-world charm to this pleasant flat.

The kitchen is fully equipped and ready to use, as is the bathroom.

The design of this flat means it can be redesigned to suit individual tastes.

NOTES

The Saint-Louis district is one of the oldest and best-known districts of Versailles: it is located to the south of the Château and takes its name from the superb Saint-Louis cathedral, the seat of the diocese of Versailles.

It is one of two districts, along with the Notre-Dame district, created under Louis XIV, both built in a grid pattern around eponymous central squares, on which the markets were set up.

Today, only the carré Notre-Dame market remains, and it is very famous.

The Saint-Louis district, classified as a protected area, is both young and traditional.

The nearby rue de Satory is home to a range of restaurants that will satisfy all lovers of good food. And for a perfect...