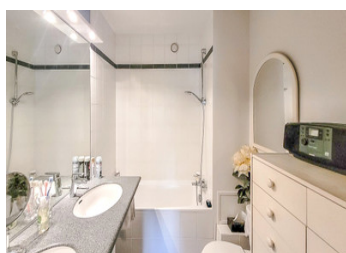
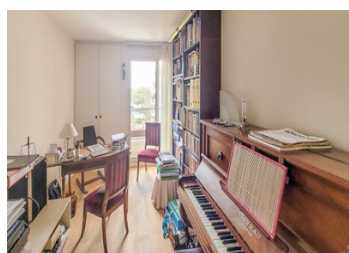
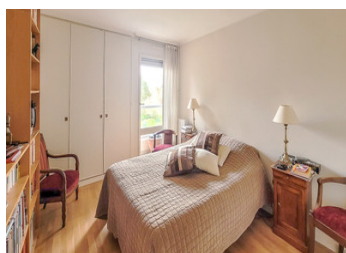
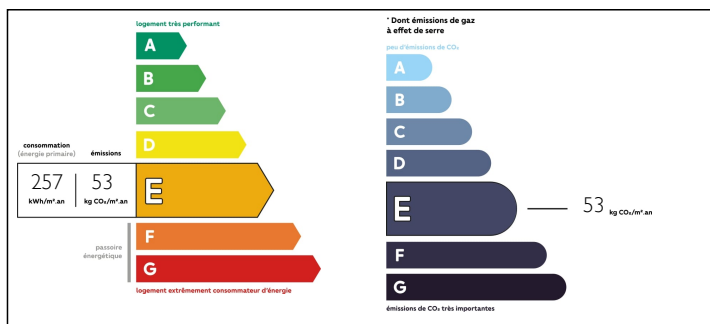


Very pleasant 4P 92m with terrace in a luxury residence near Versailles with swimming pool and tennis court

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Jouy-en-Josas
Department:	Yvelines
Bed:	3
Bath:	2
Floor:	92 m2
Outside Space:	9 m2

## IN BRIEF

Near Versailles in the Parc de Diane. Secure residence, very quiet, very well maintained and renowned for its integrated features: it has the air of a holiday club. A very well laid-out 92m² flat with a lovely 8m² west-facing terrace on the 4th floor overlooking green spaces, providing plenty of natural light. The flat is in very good taste, with parquet flooring, double glazing in the living room and new electrics. After a large 10 m² entrance hall, it opens onto a beautiful 23 m² living room with direct access to the terrace via a large bay window, which provides plenty of natural light and a feeling of well-being. A well-designed family flat with 2 living areas. A separate fully-equipped kitchen of 9m², 1 master bedroom of 11m² with adjoining bathroom/wc of 4m² and dressing room of 2m², 2 other separate bedrooms of 10m², 1 second independent bathroom of 3.5m², 1 independent WC, a large...

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.



## LOCAL TAXES

**Taxe foncière: 1747 EUR**

## NOTES

## DESCRIPTION

You'll immediately appreciate the peaceful surroundings of this secure residence (video protection), which offers both lifestyle amenities and all practical conveniences: 25m swimming pool with solarium, double tennis court, volleyball court, 4 table tennis tables, 3 playgrounds, 1 club house, pharmacy, dry cleaner, hairdresser, supermarket, bakery, restaurant, nursery and primary school, crèche, doctor, dentist, nurses.

Children can play safely in the park with their parents in complete peace of mind.

The 1971 residence is extremely well monitored and managed by a rigorous professional syndic. The entire residence has lifts.

Its green spaces are very well maintained all year round, providing an unrivalled lifestyle that will have your friends admiring you when you visit.

The special feature of this flat is its exceptional location, with an 8m<sup>2</sup> terrace overlooking green spaces, where you can enjoy lunch in the sun (west-facing).

The master bedroom, with its own bedroom and adjoining bathroom, is set back from the 2 children's / guest bedrooms and is very well designed.

These 2 bedrooms have their own bathroom and separate WC.

If you only need 1 extra bedroom, a double lounge can easily be created by opening up the 3rd adjoining 10m<sup>2</sup> bedroom.

Electricity brought up to standard.

Double glazing in the lounge.

No work is required, so you'll be able to move in comfortably as soon as you arrive.

The floors are all parquet, and the walls and ceilings are in very good condition.

The residence has a very international population (close to HEC).

You're just a few kilometres from Versailles, yet in...