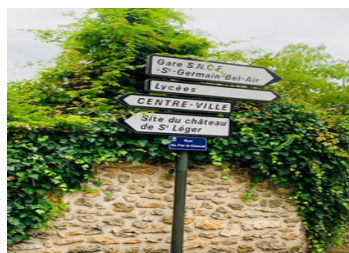
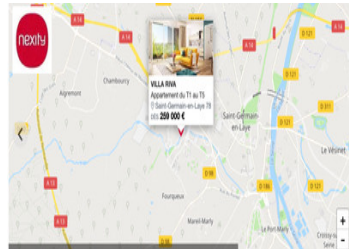


High quality 3 bedroom new build apartment with terrace for sale in St-Germain-en-Laye, parking and cellar.



INFORMATION

Town:	Saint-Germain-en-Laye
Department:	Yvelines
Bed:	3
Bath:	2
Floor:	86 m2
Outside Space:	53 m2



IN BRIEF

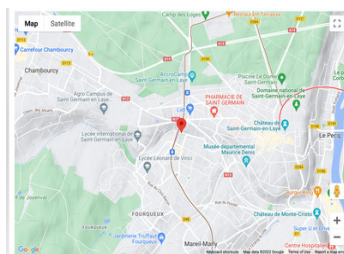
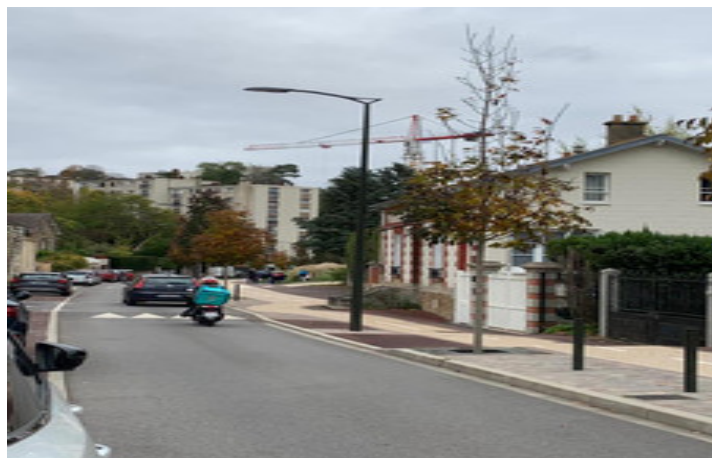
A stunning 3 bedroom apartment of 86m2 in Saint-Germain-en-Laye. Ideally located near the International Lycée and 30 minutes from Paris by public transport, RER A, this bright, high quality first floor flat is enhanced by a 28m2 terrace plus a 6m2 balcony . Quiet and functional, well thought out, offering a well-designed living space with all the comforts of a residence. Under construction with a lift and ready to move into in SEPTEMBER 2024. Resolutely built for a 21st century lifestyle, this is a unique opportunity to purchase a beautiful new build apartment. It comprises an entrance hall leading to a beautiful living room with a fully equipped kitchen, a family bathroom a separate WC, 3 bedrooms , another shower room with WC. This flat has its own cellar and 2 parking spaces in the basement, and access to the bicycle storage room. It benefits from a contemporary and elegant...

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

3 BEDROOM APARTMENT : ref A09541

The rooms in m2:

Entrance: 10,60 m2

Kitchen/Living room : 31,30 m2

Bedroom 1: 12,40 m2

Bedroom 2: 9,50 m2

Bedroom 3: 11,40 m2

Bathroom: 5,70 m2

Shower Room/WC: 4,30 m2

WC: 2,20 m2

Total living Space: 87,40 m2

Terrace: 31,50 m2

Balcony: 6,10m2

Total space : 121,80 m2

THE RESIDENCE:

An intimate and a low-rise building, the development offers a contemporary and elegant architecture with a number of flats, from studios to 5 roomed apartments. All of them open onto the outside world (terrace, balcony or private garden) and are fitted out with quality utilities. Finally, for your convenience, the development includes a bicycle room, cellars and a basement car park.

THE AREA: SAINT-GERMAIN-EN-LAYE:

Saint-Germain-en-Laye is famous for its castles (Château-Vieux, remains of the Château-Neuf, Château d'Hennemont), its terrace, forest, schools, shops and museums. It is located 19 km west of Paris and its national forest covers more than 4,800 hectares, the largest in the Yvelines department.

TRANSPORT / ACCESS :

The address has great road links (A14 and A13), allowing you to reach Paris in only 30 mins*. As for public transport, the RER A station is 8 minutes away by car and in 2022, the new Tram 13 will arrive at Fourqueux-Bel Air station (6 min* on foot) simplifying the connection with the RER A and C.

NOTES