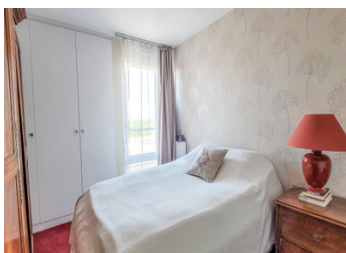
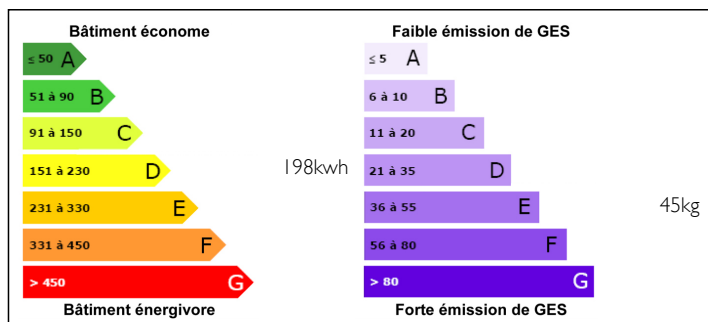


Very nice 4P 92m with South terrace in luxury residence near Versailles with swimming pool and tennis.



## ENERGY - DPE



## INFORMATION

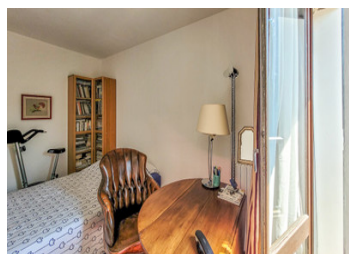
Town:	Jouy-en-Josas
Department:	Yvelines
Bed:	2
Bath:	2
Floor:	92 m2
Outside Space:	9 m2

## IN BRIEF

Near Versailles, at the Parc de Diane. Secure residence, incredibly quiet, very well maintained and particularly renowned for the quality of integrated services : Much like a holiday club. Very well arranged 92m<sup>2</sup> apartment with beautiful terrace of 9m<sup>2</sup> facing South on the 5th floor (out of 6) giving an exceptional brightness to the double living room. Tastefully decorated and requires no work : parquet floors, electricity redone,... After a large entrance of 10m<sup>2</sup>, it offers a beautiful living room of 23 m<sup>2</sup> which opens onto a dining room of 11 m<sup>2</sup>, which can easily be converted into an additional bedroom or an independent office. Access from the living room to the terrace by a large bay provides a feeling of well-being. A separate kitchen of 9m<sup>2</sup>, 1 master bedroom of 12m<sup>2</sup> with adjoining bathroom and toilet of 4m<sup>2</sup>, another separate bedroom of 10m<sup>2</sup>, a second independent bathroom of 3.2m<sup>2</sup>, 1 separate toilet,...

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: 1354 EUR**

## NOTES

## DESCRIPTION

You will immediately appreciate the tranquility of the environment of this secure residence (video protection) which offers both entertainment and everyday amenities : 25m swimming pool with solarium, double tennis court, volleyball court, 4 tennis tables, 3 playgrounds, 1 club house, pharmacy, dry cleaner, hairdresser, supermarket, bakery, restaurant, kindergarten and primary school, nursery, doctor, dentist, nurses.

Parents are particularly relaxed knowing that their children can safely have fun in the Park. The 1971 residency is extremely well attended and managed by a rigorous professional trustee. Its green spaces are very well maintained all year round and provides an unmatched enjoyment of life that will for sure impress your friends when they come to visit you.

The exceptional location on the 5th and penultimate floor with a loggia of 9m<sup>2</sup> on which you can enjoy lunch in the sun (South orientation) makes this apartment special.

The parental part with its own bedroom and adjoining bathroom distant from the children/friends room is very well designed.

The second bedroom benefits from its own bathroom and separate toilet.

If the 2 existing bedrooms are not enough, the double living room can easily be partitioned to create a 3rd bedroom of 10m<sup>2</sup> or an independent quiet office.

Electricity redone to standards.

No work is required: you will be able to live comfortably as soon as you arrive.

Floors (mainly parquet), walls and ceilings are in very good condition.

The population of the residence is very international (close to HEC).

You are only a few kms from Versailles, while being...