

Nice T4 east facing | balcony | 1st floor | small residence | Saint-Cloud (92210) | view on the EIFFEL TOWER



## INFORMATION

Town:	Saint-Cloud
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	94 m2
Outside Space:	18 m2

## IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful flat in Saint-Cloud in the Hauts-de-Seine. This 4-room apartment is located in a medium-sized, quality residence (44 units). The town of Saint-Cloud is renowned for its living environment, in the immediate vicinity of the Parc de Saint-Cloud and the Seine, with good transport links. This 94.5m2 flat is close to the town centre. The living room is east facing, with a large bay window opening onto a balcony. The 3 bedrooms face east. A laundry room brings additional comfort to this flat. Bright cornices in the entrance, the living room and the master bedroom add a touch of atmosphere to this flat. Contemporary architecture, sober and elegant. Railway station and tramway just a few minutes away. Comes with 2 private parking spaces in the basement and a cellar. This residence also offers studios, 2-room and 3-room apartments.



## 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.



## NOTES

## DESCRIPTION

The flat has 4 main rooms:

- An entrance with a luminous cornice.
- A living room of 34.15 m2 with kitchen area, opening onto a balcony of 18 m2.
- 3 bedrooms open onto the east facing balcony.
- 2 bathrooms with a shower and a double washbasin.
- A laundry room
- A balcony

The living room will be covered with oak parquet flooring on a soundproof screed.

The floor of the shower room will be covered with large format tiles. The same applies to the kitchen.

The kitchen can be equipped with a sink unit with tapware (free option).

Equipment:

- Double glazing in wood or aluminium type 44.2 anti-burglary.
- Individual gas heating, underfloor heating distribution.
- Wooden cupboards with white melamine finish
- Single flow VMC allowing the extraction of air in the wet rooms. Electric towel dryer.
- Motorised roller shutters with one remote control per shutter.
- Access to the building by digicode and video doorkeeper.
- The building is connected to the fibre optic network, with a pending connection in each flat.
- Telephone distribution via fibre.
- RJ45 cables in the living room and in each bedroom.

Delivered with 2 private parking spaces in the basement and 1 cellar. Access to the car park by beeper.

The building complies with accessibility regulations for people with reduced mobility.

Built to RT 2012 standards (BBC)

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