

East facing 3 room flat | 3rd floor of a residence in Saint-Cloud | View on the Eiffel Tower



## INFORMATION

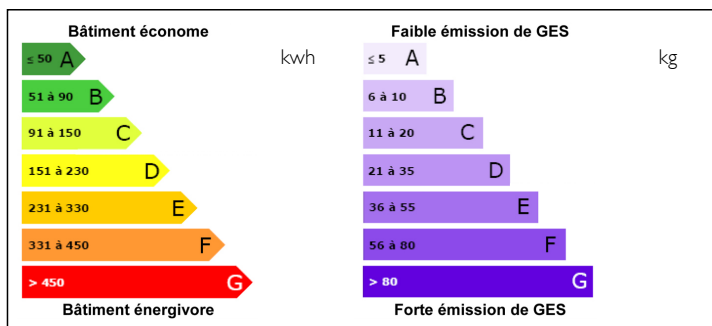
Town:	Saint-Cloud
Department:	Hauts-de-Seine
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	15 m2

## IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful flat in Saint-Cloud in the Hauts-de-Seine. This 3-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 70.25 m2 flat is close to the town centre. The living room is east-facing, with a large bay window opening onto a large balcony. Wardrobe in the children's bedroom. A laundry room provides additional comfort to this flat. Bright cornices in different parts of the flat add a touch of fantasy. Contemporary architecture, sober and elegant. Close to the train and tram station. Delivered with a private parking space in the basement and a cellar. This development also offers studios, 2-room and 4-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.



## DESCRIPTION

The flat has 3 main rooms:

- An entrance with a light cornice.
- A living room of 33,85 m2 with kitchen area, open on a balcony of 15,5 m2.
- 1 main bedroom.
- 1 children's bedroom with cupboard opening onto the east-facing balcony.
- A bathroom with shower and washbasin.
- A laundry room.

The living room will be covered with a glued oak parquet on a soundproof screed. The floor of the shower room will be covered with large format tiles. The same goes for the kitchen.

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

Equipment:

- Double glazed windows in wood or aluminium type 44.2 break-in resistant.
- Individual gas heating, heating distribution by radiators.
- Wooden cupboards with white melamine finish.
- Single flow VMC allowing the extraction of air in the wet rooms.
- 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 a private parking space in the basement and a cellar.

Access to the car park by beeper.

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

## NOTES