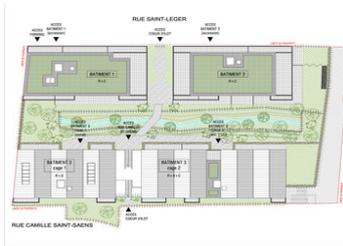


High quality 4 bedroom new build apartment with terrace for sale in St-Germain-en-Laye, parking and cellar.



## INFORMATION

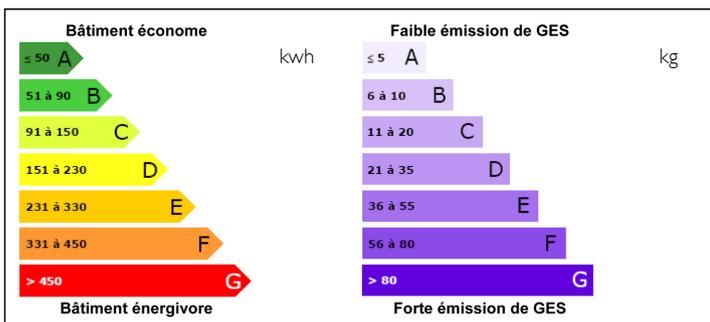
Town:	Saint-Germain-en-Laye
Department:	Yvelines
Bed:	4
Bath:	2
Floor:	109 m <sup>2</sup>
Outside Space:	50 m <sup>2</sup>



## IN BRIEF

A stunning top floor 4 bedroom apartment of 108m<sup>2</sup> 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 flat is enhanced by a 44m<sup>2</sup> terrace. 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 June 2025. 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 and access to the terrace, a fully equipped kitchen, a family bathroom, a separate WC, 4 bedrooms, 1 with ensuite shower room and WC, 2 bedrooms with access to the terrace. This flat has its own cellar and 2 parking spaces in the basement, and access...

## 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 RESIDENCE: 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. The superb staggered full-roof terraces and flat vegetated roofs create a resolutely contemporary silhouette and gives the building an undeniable cachet. Finally, for your convenience, the development includes a bicycle room, cellars and a basement car park. This apartment is sold with 2 parking places.

### 4 BEDROOM APARTMENT :

The rooms in m2:

Entrance: 8,30m<sup>2</sup>

Living room : 25,70 m<sup>2</sup>

Kitchen: 7,60 m<sup>2</sup>

Bedroom 1: 12,60m<sup>2</sup>

Bedroom 2: 12,60 m<sup>2</sup>

Bedroom 3: 14,80 m<sup>2</sup>

Bedroom 4: 9,80 m<sup>2</sup>

Hallway: 5,40 m<sup>2</sup>

Family Bathroom: 6,00 m<sup>2</sup>

Shower Room/ WC: 4,50 m<sup>2</sup>

WC: 2,10 m<sup>2</sup>

Total living Space: 109,40 m<sup>2</sup>

Terrace: 50,20 m<sup>2</sup>

Total space : 159,60 m<sup>2</sup>

## NOTES

There is a variety of apartment of this style that we can offer you at different prices depending on their specificities.

### THE AREA : Saint-Germain-en-Laye

Living in Saint Germain en Laye means enjoying a high quality of live just 20 kms from Paris. Located in The Yvelines, in the heart of the région Ile de France, Saint Germain en laye offers many advantages to its inhabitants, a green and peaceful life with all the daily amenities as well as a unique heritage. You can easily take advantage of...