

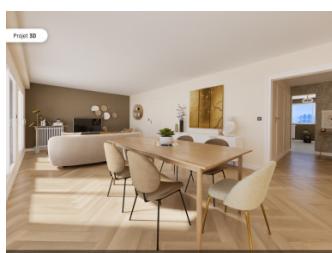
South-facing balcony/terrace. View of the forest. 2-3 bedroom flat to renovate in a private compound

## EXCLUSIVE

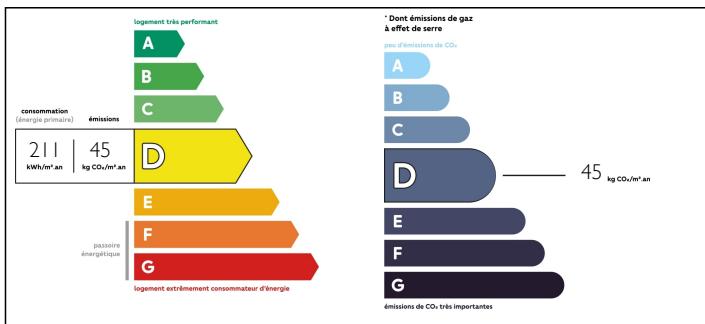


## INFORMATION

Town:	Chambourcy
Department:	Yvelines
Bed:	2
Bath:	1
Floor:	85.13 m <sup>2</sup>
Outside Space:	10 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

Welcome to Chambourcy! Discover this beautiful 85m<sup>2</sup> flat, located on the second floor of a peaceful residence with views over the forests of Saint-Germain-en-Laye and Marly. D-rated for energy efficiency, it is remarkably bright, with a 33m<sup>2</sup> double living room opening onto a south-facing balcony, making it ideal for a third bedroom or an office. Two bedrooms, a kitchen to be fitted out, a bathroom, a toilet and a dressing room make up the interior. Heating and hot water are provided by the co-ownership. The sale includes a cellar and a parking space, with a bicycle room in the building. Fibre optic internet access is already installed, and professional occupants are welcome. The building has recently been refurbished and no major works are planned. A quiet environment, with security provided by a digicode and the presence of a caretaker.

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

Welcome to your home in Chambourcy!

Do you dream of a warm home, close to nature but still connected to the hustle and bustle of the city? Look no further, we've got the perfect place for you! We're delighted to present this beautiful 85m<sup>2</sup> flat, nestled in the charming commune of Chambourcy, just a stone's throw from Saint Germain en Laye and its international school.

Located on the second floor of a peaceful residence comprising 7 small, three-storey buildings, this walk-through flat offers serene living in an idyllic setting. As you enter, you'll be greeted by a beautiful, well-kept staircase leading to your future home. Once inside, prepare to be dazzled by a breathtaking view of the Saint Germain en Laye forest on one side, and the majestic Marly forest on the other.

The sale of this flat includes a cellar and a car park, guaranteeing additional storage space and easy parking. For two-wheeled enthusiasts, there is also a large bicycle/stroller room in the building.

Whether you're a professional, a young couple with or without children, this flat will meet all your needs. Fibre optic internet access is already installed to make your day-to-day professional and personal life easier.

And the benefits don't stop there. The property tax is a reasonable 1350 euros, while the quarterly charges of 840 euros cover various services, including heating, hot water and maintenance of the residence. The building's recent refurbishment ensures a modern, long-lasting appearance, with no major works on the horizon.

All you...

## LOCAL TAXES

Taxe foncière: **1350 EUR**

## NOTES