

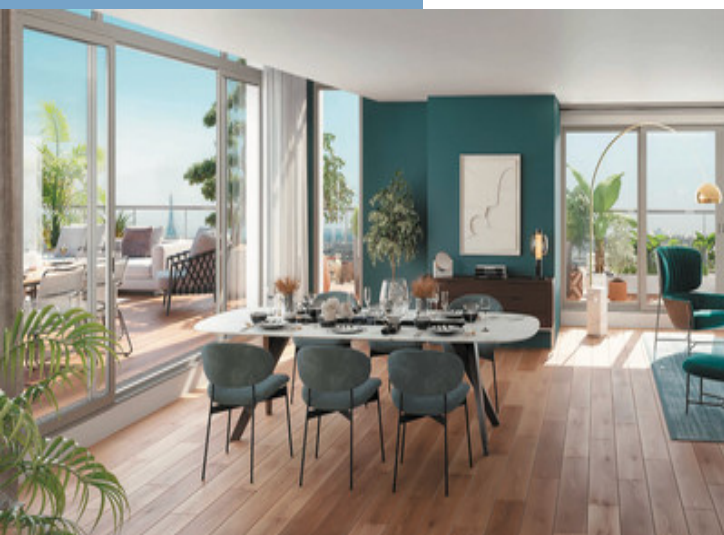


T5 DUPLEX | 3RD+4TH FLOORS EAST-WEST |  
ROOFTOP | IN SAINT-CLOUD (92210) | VIEW ON  
EIFFEL TOWER AND PARIS



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AN PA...



PROPERTY FACT FILE	
REFERENCE	A17373
PRICE	€ 1,864,000 £ 1,604,587* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	136 m²
LAND	94 m²
TOWN	Saint-Cloud
DEPARTMENT	Hauts_de_Seine
LOCATION	0-2KM to amenities
TYPE	
CONDITION	New Build
FEATURES	Mains Drains, Electricity on site, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Very nice services
- Ideally located near the Parc de Saint-Cloud
- Close to public transport: tram and train
- Flat with balcony and rooftop
- Secured residence

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LEGGETT PRESTIGE is pleased to present this beautiful flat in Saint-Cloud in the Hauts-de-Seine. This 5-room apartment is located on the top two floors of a medium-sized luxury 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

## DESCRIPTIF

The flat is composed of 4 main rooms:

- An entrance with cupboard: 7,50 m<sup>2</sup>
- A living room with kitchen area of 46,95 m<sup>2</sup>, open on a balcony of 12 m<sup>2</sup> facing East
- 4 bedrooms, 3 of which face west
- Bedroom 1: 12,70 m<sup>2</sup>
- Bedroom 2: 10,85 m<sup>2</sup>
- Bedroom 3: 12,6 m<sup>2</sup>
- Bedroom 4 (with dressing room): 13.30 m<sup>2</sup>
- 1 bathroom with bath and washbasin: 4,20m<sup>2</sup>
- 1 bathroom with shower and double washbasin: 4,80 m<sup>2</sup>
- A corridor: 8,55 m<sup>2</sup>
- A cellar: 1,85 m<sup>2</sup>
- A storage room: 1,6 m<sup>2</sup>
- A Rooftop: 82,70 m<sup>2</sup>

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 tap (free option).

Equipment:

- Double glazing in wood or aluminium type 44.2 break-in resistant.
- 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 connection pending 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 2 cellars. Access to the car park by beeper.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A17373>

COMPLETE FILE AND PHOTO ON REQUEST



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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## CONTACT

Réf :A17373  
FILE COMPLETE  
AND PHOTOS  
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