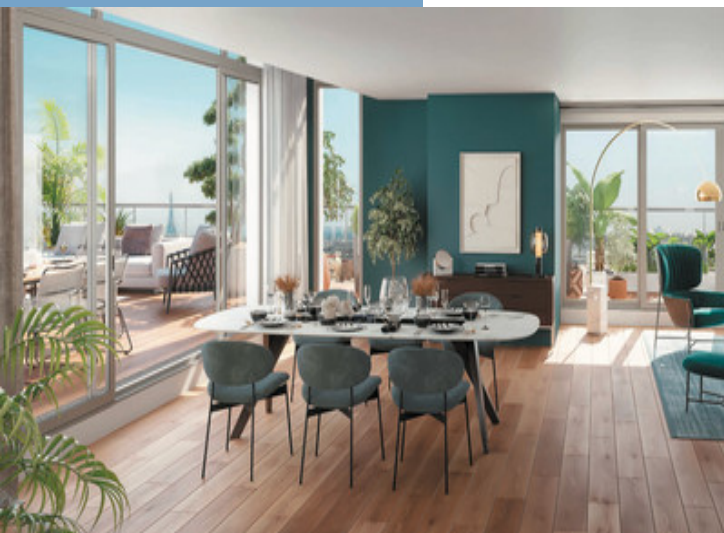




T5 DUPLEX | 3RD+4TH FLOORS EAST-WEST |  
ROOFTOP | IN SAINT-CLOUD (92210) | VIEW ON  
EIFFEL TOWER AN PARIS

www.leggettprestige.com

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AN PA...



PROPERTY FACT FILE	
REFERENCE	A17373
PRICE	€ 1,864,000 £ 1,552,209* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	136 m <sup>2</sup>
LAND	94 m <sup>2</sup>
TOWN	Saint-Cloud
DEPARTMENT	Hauts_de_Seine
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	New Build
FEATURES	Mains Drains, Private parking, Water on site
<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/>

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A17373  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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