



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 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	136 m ²
LAND	94 m ²
TOWN	Saint-Cloud
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	New Build
FEATURES	Mains Drains, Private parking, Water on site

*Price based on current exchange rate which is subject to change



- 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 m²
- A living room with kitchen area of 46,95 m², open on a balcony of 12 m² facing East
- 4 bedrooms, 3 of which face west
- Bedroom 1: 12,70 m²
- Bedroom 2: 10,85 m²
- Bedroom 3: 12,6 m²
- Bedroom 4 (with dressing room): 13,30 m²
- 1 bathroom with bath and washbasin: 4,20m²
- 1 bathroom with shower and double washbasin: 4,80 m²
- A corridor: 8,55 m²
- A cellar: 1,85 m²
- A storage room: 1,6 m²
- A Rooftop: 82,70 m²

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

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ENERGIE-DPE

DPE not required.

NOTICE

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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
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