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## New Romantic Apartments, Close To Nature In Viroflay, Ile De France

Paris , Yvelines , Ile-de-France



# €568,000

inc. of agency fees

2 Beds      1 Baths      64 sqm

Viroflay makes you rethink the art of live at the gates of Paris. At only 16 mins from Porte de Saint-Cloud and 5 mins from Versailles,...

### At a Glance

<b>Reference</b>	MFH-PROAN814346	<b>Near to</b>	Paris	<b>Price</b>	€568,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	64 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Viroflay makes you rethink the art of live at the gates of Paris. At only 16 mins from Porte de Saint-Cloud and 5 mins from Versailles, in the Yvelines, Viroflay is a city where quality of life rhymes with effervescence. Located between the forests of Meudon and Fausses-Reposes, its territory, 40% covered with green spaces, making it one of the the most wooded municipalities of the Parisian metropolis, as evidenced

already in the 17th century by its attachment at the hunting estate of Louis XIV! Beyond this natural playground, the proximity of dynamic employment centers appeal to working people.

New romantic apartments, close to nature in Viroflay, Ile de France

At 12 minutes from the Vélizy-Villacoublay business park and nearby of La Défense and the techno-scientific cluster of Paris-Saclay, the city has more than 600 companies. This attractiveness is supported by a transport offer developed: dense road network (A86, D10 and D53), 3 stations served by RER C and lines L and N of Transilien, 2 T6 tramway stations, 5 bus lines... Viroflay also concentrates a number of equipment for leisure: auditorium, library, conservatory, gallery of contemporary art, sports center, 2 gymnasiums, 3 mounds archery, 1 stadium...

Four hundred years after the famous games hunts of the Sun King, the city has been able to reinvent itself in order to offer activities rooted in their time to the development of the whole family! So many attractions imposing Viroflay as an ideal compromise between personal and professional development!

Right Bank: harmonious marriage of the city and the vegetal

It is in the heart of the Rive Droite district where this domaine is being constructed, two steps from the national forest of Fausses-Reposes, in a calm and green area, the realization is only 350 m from Viroflay Rive station Law. Served by tram line 6 and line L of the Transilien, the station allows working people who wish easily reach the capital. This address of choice also enjoys its proximity to all amenities.

You will find within a radius of 1 km all equipment to make your daily life easier and flourish: weekly market, supermarket, crèche, 2 gymnasiums, library, conservatory... The Domaine also meets the requirements of parents dropping their children off at kindergarten "Le Coteau" and at the elementary school "Les Aulnettes" 2 mins walk.

The older ones go, for their part, at the Je an-Racine college 15 minutes by tram, or at the high school La Bruyère de Versailles 19 minutes by bus. Perfect compromise between the charm of nature and the comfort of the city, This Domaine contributes to the happiness of all your family !

Superb place to live close to nature

Some addresses, more than others, are evocative simple happiness, safe and peaceful life. So it goes of the Queen's Domain. Located at the corner of rue des Prés aux Bois and rue Joseph-Bertrand, this complex prestigious real estate is part of an environment quiet and high quality suburban, composed beautiful houses. Designed by the architectural firm ACP, this property on a human scale consists of 6 residences rising on 2 levels from the ground floor.

It enjoys the privilege of hosting exclusively 36 apartments foreshadowing a balanced life between friendliness between neighbors and family intimacy! 4 buildings, set back from rue des Prés in Bois and rue Joseph-Bertrand, make up the sequence entry into the operation. They are surrounded by spaces greens helping to preserve the character of the city. Those 4 plots are served directly from the street by straight paths lined with hedges, connecting them between them. One of them takes residents and visitors towards from the green heart of the island.

The 2 plots at the bottom of the plot are, for their part, accessible by a long driveway along the property line.

Each of these little residential units has its own entrance hall. Under the volumes of the realization slips the car park private, also including cellars, places for two-wheelers motorized vehicles and bike rooms. Vehicle access is carried out by a motorized gate and a covered ramp a green pergola from rue des Près aux Bois.

This underground parking management has made it possible to give pride of place on the surface to the landscape register and compose a pleasant daily decor for the residents. To perfect the tranquility of all, and more particularly young parents, the property is entirely fenced on its perimeter by a low wall and an elegant locksmith gate.

#### Contemporary architecture

Borrowing the templates of bourgeois houses of yesteryear, the residences of the Domaine de la Reine have volumes across their neighborhood. They build and extend the existing town planning in a beautiful overall harmony. The buildings on the street display a discreet form, distinguished by the projections of the external extensions animating the facades.

The basement, such as certain architectural details or volumetric, is marked with hollow joints simulating stone and giving the residences an imprint of majesty. In the standard floors, the facades are clad in clear coating of the "stone", beige or white. They are sequenced with openings evenly spaced with dotted anthracite joinery by frames and balconies. Set back, the attic of the last level is treated with the same quality.

It is structured by a solid masonry part in light beige color matched with fine dark gray railing. Low-pitched flat tile roofs dark gray come to complete the 6 volumes in the respect of the local building culture. In the heart of the Domaine de la Reine, you savor every day the privilege of a very beautiful address at the confidential luxury.

#### A green setting inspired by an English park

Designed with talent by a landscape architect, the facilities exteriors of the Domaine de la Reine testify to a sensitivity to the natural setting that surrounds it, located on the edge of the forest, in a suburban fabric with beautifully furnished gardens. Its composition fits into this environment already rich in plant diversity. It is inspired by the theme of English gardens. Between the 6 buildings of this realization, the development of the site offers a great generosity of space in the private gardens of the apartments from the ground floor.

The fences that delimit them are hidden by shrubby bands with curved lines, sometimes fine, sometimes groves. A few evergreen shrubs are treated in topiary balls in the middle of the massifs which come to draw stiffer shapes. The vegetal palette asserts itself on 2 main tones which are the blue and white. The beds are composed of perennials with reflections silver whose nuances are expressed from spring to autumn.

In winter, the orange and green foliage of certain shrubs, as well as that the brown of the grasses take care not to leave the garden bare. The trees animate with their variety of graphic foliage or colored the landscape atmosphere of the district. In the spring, apple tree, cherry and magnolia announce the white tones of the park. In fall, ash, ginkgo biloba and maple bring yellows and fiery reds in the plot. Could we imagine a frame more pleasant to look at all year round?

#### A little Garden of Eden only for you

Within the Domaine, some apartments offer the feeling of living as in a house of single storey. This is the

privilege reserved for occupants privatizing the threshold of the residences of the property. Here, the interiors increase the feeling of space by opening up on a spacious furnished terrace, as well as on a garden with trees and hedges preserving privacy.

This beautiful vegetal backdrop presents, according to the seasons a changing spectacle of leaves and flowers. When the good weather arrives, it is a pleasant space of breathing where to rest after a day well full, a safe play area for the little ones... In the evening, we relax there with family or friends, under the vault star, by candlelight. What could be better than to reconnect with nature while staying at home?

In unison from within and from the outside, well-being high in comfort

From studios to 5 rooms, all the interiors of the Domaine of the Queen have been thought out under the sign of a daily remarkably quiet. The volumes have been oriented to preserve the privacy of residents, but also maximize natural light, solar gain free and, by extension, the well-being of all within of the private sphere. The crowning floor accommodates large sunny terraces and the ground floors extended terraces of private gardens offering a real plant base to the operation.

The apartments of the first level enjoy, depending on the case, balconies or terraces allowing them to fully enjoy advantages of this site. Friendly and spacious living rooms taking advantage of the smallest square meter, contemporary decoration and sober easily customizable, large clearance operating a marked separation of the living area and the rooms, services selected with the greatest care... It is a perennial art of living that you have in store The Queen's Domain.

Quality services

Comfort and safety

- Fully enclosed residence
- Access control by digicode and videophone
- Solid core landing door with 5-point A2P\*\* security lock
- Underground car parks, wall and floor paint finish
- Parking door controlled by transmitter with automatic lighting of the basement
- Vigik system
- Lifts secured by key contact for basement access

Comfort and control of your consumption

- Electric and centralized rolling shutters on all bays
- Room thermostat
- Mixer taps in the shower rooms and bathrooms
- RJ45 socket (TV/internet/telephone) in the living room and all the bedrooms
- Isophonic screed

High-end interior fittings

- Solid parquet in all dry rooms
- Glazed stoneware tiling on the floor in the wet rooms
- Earthenware embellished with a listel in the bathrooms and shower rooms
- Towel dryers in the bathrooms and shower rooms

- Vanity unit topped with a mirror and a light strip in the rooms bathrooms and shower rooms
- Washbasin and suspended toilet in the main bathroom
- Mirrors on the cupboards located in the entrance
- White paint finish on walls and ceilings

#### Common parts

- Decoration of entrance halls and common areas designed by a decorator
- Bike/stroller rooms

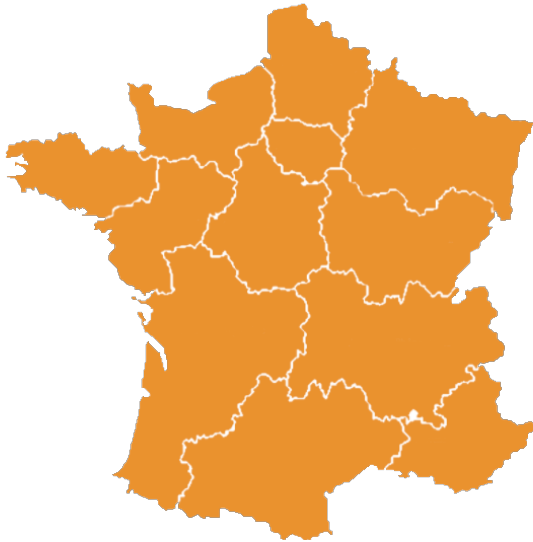
## Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	1
Price	€568,000

## Key Information

Internal Area:	64 sqm
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## Location: Ile-de-France





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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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## Testimonials

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**C. BAUER – Sunday Times**

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