

## Apartment under the roof, historic center of Saint Germain en Laye

**Saint Germain En Laye , Yvelines , Paris Ile-de-France**



**€1,095,000**

inc. of agency fees

2 Beds

2 Baths

170 sqm

This beautiful prestigious apartment renovated with quality materials, which has a surface area of 94 sqm Carrez, 170 sqm on the ground, is located on the top floor of a very beautiful private mansion...

### At a Glance

**Reference** MFH-PARIS6030

**Bed** 2

**Near to** Saint Germain En Laye

**Bath** 2

**Pool** No

**Price** €1,095,000

**Hab.Space** 170 sqm

**Land Tax** N/A

### Property Description

This beautiful prestigious apartment renovated with quality materials, which has a surface area of 94 sqm Carrez, 170 sqm on the ground, is located on the top floor of a very beautiful private mansion located at the foot of the Château de Saint Germain en Laye. The common part of the building offers a superb three-story old staircase, made of old wood, tiles and ironwork. The entrance with storage space opens onto the elegant

dining room of 12 sqm Carrez, (21 sqm on the floor) to continue with the semi-open kitchen of 18 sqm. The hallway leads to a first bedroom of 13 sqm on the ground as well as a bathroom. Opposite the kitchen, after a flight of steps, the living room, perfectly atypical in its organization, reveals a warm reception room, open on either side with seated dogs which allow a beautiful through light into this room with careful decoration, decorated a pretty fireplace. Then, a TV lounge (or a bedroom to be organized) crosses to reach, in the continuity of this old framework which organizes the volumes, the master suite with its dressing room and its astonishing bathroom. This charming cocoon, close to the sky, set back from hectic life and in absolute calm, offers astonishing volumes which benefit from numerous cleverly organized storage spaces. It is entirely possible to add an additional bedroom to the two existing ones, without reducing the reception rooms. Would you be tempted to get closer to the stars in this unique place with its particularly privileged environment? A 10 sqm cellar completes the services of this property. The condominium has bicycle storage. RER A 1 min walk, Nursery and elementary schools nearby, ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from local energy prices year 2021: between EUR1,160 and EUR1,620.

Condominiums of 63 units (No proceedings in progress).

Annual expenses : 2000 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€1,095,000

Key Information

Internal Area:	170 sqm
----------------	---------

Location: Paris Ile-de-France



## Gallery









As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **[bonjour@my-french-house.com](mailto:bonjour@my-french-house.com)**.

To see more great properties like this one, visit our daily updated website at **[www.my-french-house.com](http://www.my-french-house.com)**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved