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

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



# €1,045,000

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...

### At a Glance

<b>Reference</b>	MFH-PARIS6030-cpy	<b>Near to</b>	Saint Germain En Laye	<b>Price</b>	€1,045,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Hab.Space</b>	170 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	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	€1,045,000

Key Information

Internal Area:	170 sqm
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Location: Paris Ile-de-France



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**S. and L. BROWN**



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