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## Pleasant family duplex

**Chambourcy , Yvelines , Paris Ile-de-France**



**€550,000**

**inc. of agency fees**

**4 Beds      1 Baths      122 sqm**

This apartment, which has a floor area of 122 sqm (118 sqm Carrez law), is located in a pretty residence built in 2003 in the pleasant town of Chambourcy....

### At a Glance

**Reference** MFH-PARIS10535

**Near to** Chambourcy

**Price** €550,000

**Bed** 4

**Bath** 1

**Hab.Space** 122 sqm

**Pool** No

**Land Tax** N/A

### Property Description

This apartment, which has a floor area of 122 sqm (118 sqm Carrez law), is located in a pretty residence built in 2003 in the pleasant town of Chambourcy. The entrance opens onto a warm living room facing the balcony. This 39 sqm reception room continues to the right, after a flight of steps, by a plateau organized into a dining room and its open kitchen of 18 sqm. Then, the hallway provides access to two pleasant bedrooms with closets that share a bathroom. On the left, the staircase from the living room leads to the second floor consisting of a landing that serves two pretty bedrooms with closets that benefit from a bathroom. A cellar and two underground parking spaces complete the services of this pleasant apartment. This pretty family nest, comfortable in its organization, quiet, in a quality residence, benefits from both its proximity to the city center and the A13, A14 accesses. Chambourcy nursery and elementary school 14 min walk, Bus R4 4 min walk to the Lycée International de Saint Germain en Laye, the Chambourcy college, and the RER line A station located in the hyper center of St Germain. Lycée Horticole de Saint Germain en Laye 14 min walk. Shops nearby, Access A13 4 km, A14 2 km ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: Between EUR1,570 and EUR2,170.

Condominiums of 68 units (No proceedings in progress).

Annual expenses : 600 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€550,000

Key Information

Year Built:	2003
Internal Area:	122 sqm
Property Features:	
	• Balcony: 1

Location: Paris Ile-de-France



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**S. and L. BROWN**



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