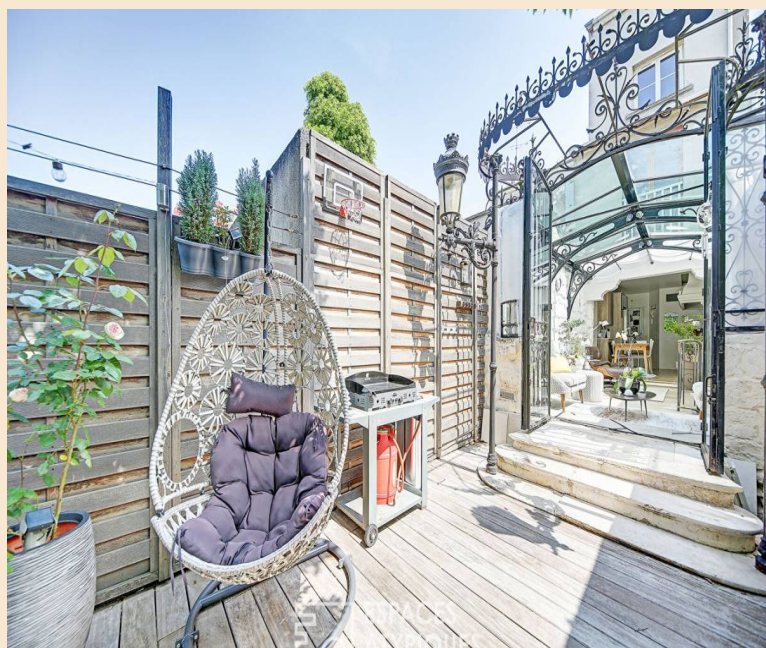


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## Souplex with terrace and outbuilding

Rueil Malmaison , Hauts-de-Seine , Paris Ile-de-France



€595,000

inc. of agency fees

2 Beds

103 sqm

This magnificent flexiblex of 103 sqm Carrez (112 sqm on the ground) with its terrace of 39 sqm, in a quiet area, is located halfway to the RER and the...

### At a Glance

**Reference** MFH-PARIS10422-cpy

**Bed** 2

**Near to** Rueil Malmaison

**Pool** No

**Price** €595,000

**Hab.Space** 103 sqm

**Land Tax** N/A

### Property Description

This magnificent flexible of 103 sqm Carrez (112 sqm on the ground) with its terrace of 39 sqm, in a quiet area, is located halfway to the RER and the town center of Rueil-Malmaison.

The entrance discovers a large US kitchen with its dining area which extends into the living room area, very bright under an Eiffel glass roof and opens onto the beautiful terrace.

A separate WC is located at the entrance.

The staircase leads to the completely reinvented basement with its stone walls and offers a bedroom area with its small adjoining living room/office. As an extension, a large dressing area leads via a corridor to the large shower room with WC of 12 sqm. The complete renovation of this level with quality materials and its double flow VMC make it a cozy nest for an atypical parental suite of 43 sqm.

A second adjoining bedroom could take the place of the small living room.

A 27 sqm outbuilding, at the end of the terrace, has been converted into a charming little duplex with its shower room and WC as well as its sleeping area on the mezzanine, ideal for a teenager or for an independent office / guest bedroom .

The calm, the proximity to the shops, the city center and the RER A, the assumed atypical design and the terrace will appeal to connoisseurs of unconventional rare goods.

Shops in the immediate vicinity on foot (bakery, Monop, pharmacy)

Nearby the city center

RER A Rueil station: 15 min on foot, 8 min by bus

Cinemas, André Malraux theater: 5 min on foot

La Défense: 24 min by bus

Tuck-Stell Elementary School: 3 min on foot

Marcel Pagnol College: 10 min on foot

Lycée Richelieu: 17 min by bus 467

Collège Lycée Passy Buzenval and Danielou: 30 min by bus 467

ENERGY CLASS: E / CLIMATE CLASS: E

Amount estimated average of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR2,030 and EUR2,810

Co-ownership of 7 lots

Annual charges: EUR1,800

No procedures in progress

0668349509

RSAC : Versailles

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2800 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Price	€595,000

### Key Information

Internal Area:	103 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France





## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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