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## Contemporary apartment in a luxury residence in Noisy le Roi

Noisy Le Roi , Yvelines , Paris Ile-de-France



**€683,000**

inc. of agency fees

2 Beds

115 sqm

In the popular and green residence "les Princes" is revealed a 115 sqm apartment completely revisited combining elegance and comfort. Located a stone's...

### At a Glance

**Reference** MFH-PARIS9885-cpy

**Bed** 2

**Near to** Noisy Le Roi

**Pool** No

**Price** €683,000

**Hab.Space** 115 sqm

**Land Tax** N/A

### Property Description

In the popular and green residence "les Princes" is revealed a 115 sqm apartment completely revisited combining elegance and comfort.

Located a stone's throw from essential amenities, it offers a real quality of life: schools, college, shops, numerous bus lines and train station towards RER A, RER C, lines N, U, L.

Enhanced by rooms with generous volumes and bay windows in each of them, this pleasant apartment is bathed in light while offering a soothing view of the wooded park.

From the entrance, a beautiful space of 12 sqm opens onto a bright living room of 38 sqm along which a terrace develops.

To the right of the living room, a semi-open kitchen of 13 sqm offers the latitude to cook in the comfort of a functional, refined design, and access to the continuous balcony.

The sleeping area consists of two elegant suites with a balcony, each equipped with a contemporary bathroom with walk-in shower and toilet, guaranteeing comfort and privacy.

One of them also benefits from a custom-made dressing room.

A separate toilet is also available.

To complete this refined living space, a double box as well as a spacious cellar of 10 sqm, directly accessible from the building, complete this property.

Many shops: food, banks, dry cleaners, tobacconist, florist, ... Kindergarten, elementary school and middle school with international section in Noisy le Roi.

Noisy le Roi train station: T13 towards St Germain en Laye (RER A); from St Cyr l'école (RER C lines N and U);

from St Nom la Bretèche (line L) School bus lines: 17S - 27 - 71 - 77 - 170 - 171 - 172.

Regular bus lines: line 10 (Marly le Roi station in St Germain en Laye RER A) and lines 17 - 20 -

23 - 41

Quick access to the A13 motorway and the RD 307

Distances: 11 km from Versailles - 9 km from St Germain en Laye - 18 km from Porte d'Auteuil

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use based on energy prices for 2021, 2022, 2023 (including subscriptions): between EUR1,980 and EUR2,730 per year.

Co-ownership of 124 residential lots

Quarterly charges: EUR1,760 (including heating, hot water, trustee, caretaker and 10% works fund)

No proceedings in progress

BINET -

RSAC: Versailles

Condominiums of 124 units (No proceedings in progress).

Annual expenses : 7040 euros.

Summary

Property type: Apartment  
Bedrooms: 2  
Price €683,000

Key Information

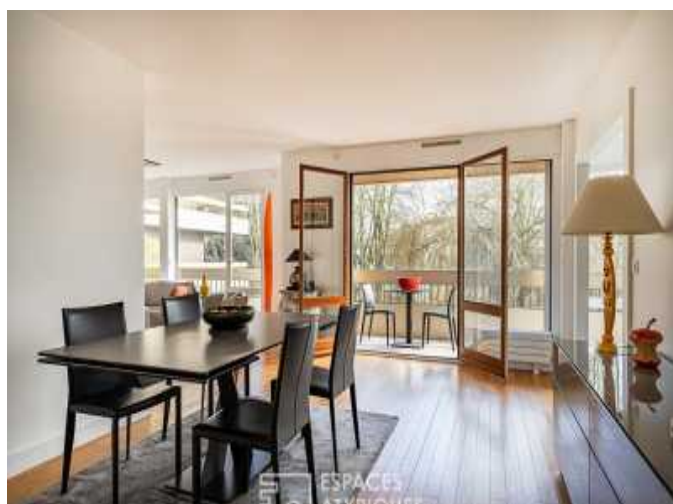
Year Built: 1960  
Internal Area: 115 sqm  
Property Features:

- Balcony: 2

Location: Paris Ile-de-France



## Gallery





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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 cooling 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.

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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**



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