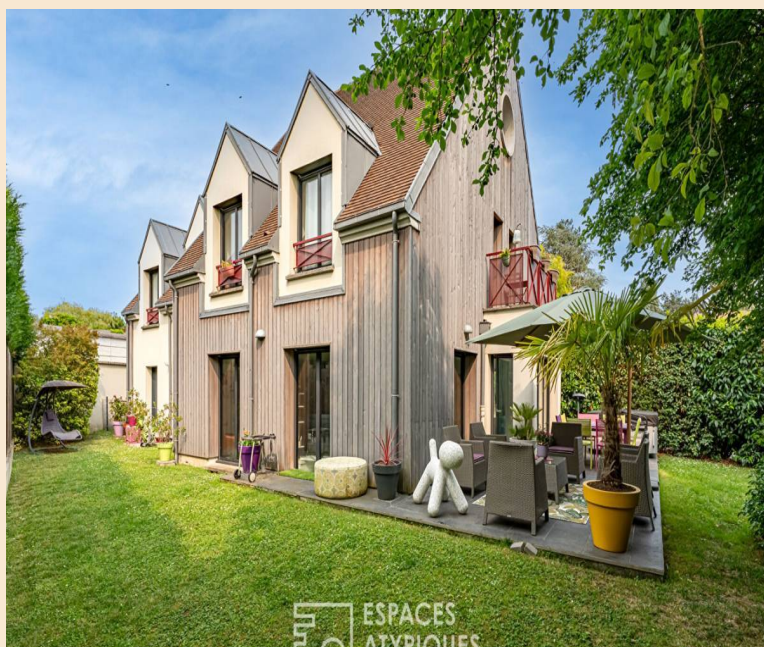


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Contemporary house bathed in light in a secure residence in Noisy-le-Roi,...

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



€1,200,000

inc. of agency fees

6 Beds 1 Baths 214 sqm 0.04 ha

In a sought-after and secure residence in Noisy-le-Roi, a stone's throw from the golf course, this contemporary house offers 214 sqm Carrez law (250 sqm...

At a Glance

Reference	MFH-PARIS11588	Near to	Noisy Le Roi	Price	€1,200,000
Bed	6	Bath	1	Hab.Space	214 sqm
Land	0.04 ha	Pool	No	Land Tax	N/A

Property Description

In a sought-after and secure residence in Noisy-le-Roi, a stone's throw from the golf course, this contemporary house offers 214 sqm Carrez law (250 sqm usable space) in a harmonious and confidential living environment, ideal for a fluid and elegant family life. Behind a soberly modern facade, the entrance opens onto a beautiful space with an integrated dressing room and guest toilet accompanied by a shower room. In its extension, a bright living room immediately seduces with its volumes, its triple orientation (East / South / West) and its large bay windows opening directly onto an intimate terrace and a cozy, enclosed and beautifully arranged garden. The open-plan kitchen integrates naturally into this reception space, with discreet access to the storeroom and the adjoining garage, designed to combine aesthetics and functionality. Upstairs, the master suite forms a true private cocoon, with its dressing room-boudoir area, its complete bathroom (shower, double sink, WC). The landing also serves three other good-sized bedrooms, a very functional bathroom and a separate toilet. The top floor consists of two additional rooms that offer great possibilities: guest rooms, office, sports area, or a small studio for teenagers looking for independence. This house offers a fluid layout and a warm atmosphere in a privileged residential environment, close to schools, transport (T13 and bus), shops, the Saint-Nom-la-Bretèche golf course, and fast routes to Paris. A contemporary family home, designed for everyday life as well as for special moments. Noisy le Roi: 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); 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. A few meters from the residence: stop for the international high school of Saint Germain en Laye 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: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use based on energy prices for the year 2021, 2022, 2023 (including subscriptions): between EUR1,400 and EUR1,940 per year. Co-ownership of 8 residential lots Annual charges: EUR1,651 No proceedings in progress BINET - RSAC: RSAC Versailles

Condominiums of 8 units (No proceedings in progress).

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,200,000

Key Information

Year Built:	2011
Internal Area:	214 sqm
Land Area:	0.04 ha

Property Features:

- Balcony: 1

Location: Paris Ile-de-France



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S. and L. BROWN



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