

East facing 3 room flat | 3rd floor of a residence in Saint-Cloud | View on the Eiffel Tower



## INFORMATION

Town:	Saint-Cloud
Department:	Hauts-de-Seine
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	15 m2



## IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful flat in Saint-Cloud in the Hauts-de-Seine. This 3-room apartment is located in a medium-sized, quality residence (44 units). The town of Saint-Cloud is renowned for its living environment, in the immediate vicinity of the Parc de Saint-Cloud and the Seine, with good transport links. This 70.25 m2 flat is close to the town centre. The living room is east-facing, with a large bay window opening onto a large balcony. Wardrobe in the children's bedroom. A laundry room provides additional comfort to this flat. Bright cornices in different parts of the flat add a touch of fantasy. Contemporary architecture, sober and elegant. Close to the train and tram station. Delivered with a private parking space in the basement and a cellar. This development also offers studios, 2-room and 4-room apartments.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The flat has 3 main rooms:

- An entrance with a light cornice.
- A living room of 33,85 m2 with kitchen area, open on a balcony of 15,5 m2.
- 1 main bedroom.
- 1 children's bedroom with cupboard opening onto the east-facing balcony.
- A bathroom with shower and washbasin.
- A laundry room.

The living room will be covered with a glued oak parquet on a soundproof screed. The floor of the shower room will be covered with large format tiles. The same goes for the kitchen.

The kitchen can be equipped with a sink unit with taps (free option).

Equipment:

- Double glazed windows in wood or aluminium type 44.2 break-in resistant.
- Individual gas heating, heating distribution by radiators.
- Wooden cupboards with white melamine finish.
- Single flow VMC allowing the extraction of air in the wet rooms.
- Towel dryer.
- Motorised roller shutters with one remote control per shutter.
- Access to the building by digicode and video doorkeeper.
- The building is connected to the fibre optic network, with a pending connection in each flat.
- Telephone distribution via fibre.
- RJ45 cables in the living room and in each bedroom.

Delivered with a private parking space in the basement and a cellar.

Access to the car park by beeper.

The building complies with accessibility regulations for people with reduced mobility.

## NOTES