

T4 east facing | Ground floor | balcony | luxury residence in Saint-Cloud (92210) | view over PARIS



## INFORMATION

Town:	Saint-Cloud
Department:	Hauts-de-Seine
Bed:	3
Bath:	2
Floor:	106 m2
Outside Space:	18 m2

## IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful flat in Saint-Cloud in the Hauts-de-Seine. This 4-room apartment is located in a medium-sized prestige 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 106.90 m2 flat is close to the town centre. The flat faces east, with a large bay window in the living room opening onto a beautiful terrace. A laundry room provides additional comfort to this flat. Lighted cornices in the living room and the master bedroom add a touch of atmosphere to this flat. Contemporary architecture, sober and elegant. Railway station and tramway just a few minutes away. Delivered with 2 private parking spaces in the basement and 2 cellars. This development also offers studios, 2, 3 and 5-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

View over Paris from the shared terrace on the ground floor.

The flat has 4 main rooms:

- An entrance with cupboard: 8,30 m<sup>2</sup>
- A living room of 31,40 m<sup>2</sup> with a kitchen area of 8,45 m<sup>2</sup>, open on a terrace facing East
- 3 bedrooms facing East
  - Bedroom 1: 14,40 m<sup>2</sup>
  - Bedroom 2: 10,05 m<sup>2</sup>
  - Bedroom 3: 11,20 m<sup>2</sup>
- 1 bathroom with shower and double washbasin: 5,60 m<sup>2</sup>
- 1 bathroom with shower and washbasin: 2.75 m<sup>2</sup>
- A laundry room: 2.70 m<sup>2</sup>
- A corridor: 8.55 m<sup>2</sup>
- A terrace: 18,55 m<sup>2</sup>

The living room will be covered with oak parquet flooring 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 tapware (free option).

Equipment:

- Double glazing in wood or aluminium type 44.2 anti-burglary.
- Individual gas heating, underfloor heating distribution.
- Wooden cupboards with white melamine finish.
- Single flow VMC allowing the extraction of air in the wet rooms.
- Electric 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 connection pending in each flat.
- Telephone distribution via fibre.
- RJ45 cables in the living room and in each bedroom.

## NOTES