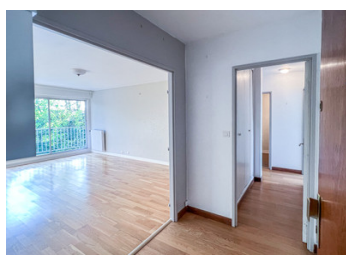
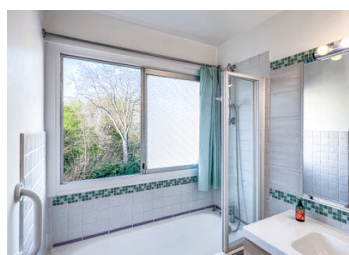


Rambouillet (78120), beautiful family apartment with large balcony, cellar and parking



## INFORMATION

Town:	Rambouillet
Department:	Yvelines
Bed:	2
Bath:	1
Floor:	83 m2
Outside Space:	11 m2



## IN BRIEF

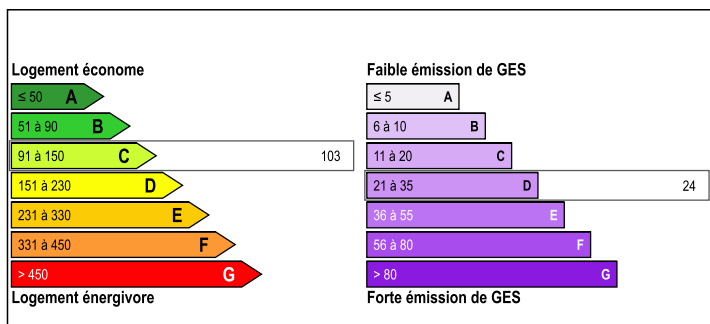
Rambouillet (78120) -- Only 45 kms southwest of Paris and 34 minutes from Montparnasse train station, Leggett International Real Estate offers you an exclusive 4-room apartment in good condition in a nice well-maintained residence of the 70s, particularly wooded and sought after, located a few minutes walk from Rambouillet train station.

This 83m<sup>2</sup> apartment enjoying dual exposure (South-North), particularly quiet and bright is located on the 3rd floor (with elevator). it includes a living room, a dining room (possible 3rd bedroom), two bedrooms, a dressing room, a kitchen, a bathroom with window, separate toilets.

The vast balcony of 11m<sup>2</sup> overlooking the Parc des Cheminots not only offers a beautiful unobstructed and green view but is also accessible from three rooms (living room, dining room and one of the bedrooms.)

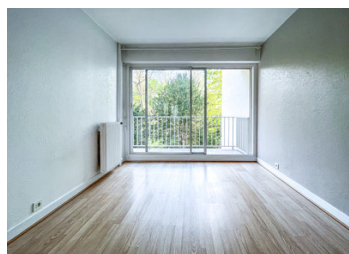
Cellar & parking are included in the price. Bicycle storage available. ...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The entrance (2.98m<sup>2</sup>) serves on the left, (exposed South), a large living-dining room of 31.52m<sup>2</sup>. The dining room can easily be closed and transformed into a 3rd bedroom. A first bedroom of 13.35m<sup>2</sup> next to the double living room also enjoys access to the large south-facing balcony which not only offers a beautiful light but also a pleasant open view over trees and greenery.

This same entrance serves on its right and north side this time, a closed kitchen (8.13m<sup>2</sup>) fitted and partially equipped (Sauter plate, Electrolux hood). Next to the kitchen, you will find the bathroom with window (5.22m<sup>2</sup>) as well as the independent toilet (1.08m<sup>2</sup>).

In the continuity of the entrance, a hallway of (4.79m<sup>2</sup>) equipped with cupboards serves the dressing room (4.08m<sup>2</sup>) and the second bedroom (12.07m<sup>2</sup>).

The monthly charges of 296 € include day-to-day management but also, cold water, hot water and collective gas heating.

The annual property tax amounts to 1618 €.

Nearby:

Bakery at 350 meters

Framprix at 450 meters

Train station at 700 meters. Terminus of the line N of the transilien, you reach the Gare Montparnasse in 1h06 (16 stops) and in 34 mins by the TER Val de Loire towards Chartres (2nd stop)

Saint Hubert Primary School at 750 metres

Lycée Louis Bascan at 800 meters

Monoprix at 850 meters

Town Hall at 1.5 kms

Castle at 1.6 kms

About Rambouillet:

Far from the hustle and bustle of Paris and yet close to the capital, Rambouillet is a particularly pleasant city that even...