

T5 DUPLEX | 3rd+4th floors East-West | rooftop | in Saint-Cloud (92210) | View on Eiffel Tower an Paris



## INFORMATION

Town:	Saint-Cloud
Department:	Hauts-de-Seine
Bed:	4
Bath:	2
Floor:	136 m2
Outside Space:	94 m2

## IN BRIEF

LEGGETT PRESTIGE is pleased to present this beautiful flat in Saint-Cloud in the Hauts-de-Seine. This 5-room apartment is located on the top two floors of a medium-sized luxury 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 136.40 m2 flat is close to the town centre. The flat has a double east-west exposure. Large bay window in the living room opening onto a balcony to the east. Rooftop of 82.70 m2 with a breathtaking view of Paris, accessible from the balcony. Lighted cornices in the entrance, 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...



## ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

The flat is composed of 4 main rooms:

- An entrance with cupboard: 7,50 m<sup>2</sup>
- A living room with kitchen area of 46,95 m<sup>2</sup>, open on a balcony of 12 m<sup>2</sup> facing East
- 4 bedrooms, 3 of which face west
  - Bedroom 1: 12,70 m<sup>2</sup>
  - Bedroom 2: 10,85 m<sup>2</sup>
  - Bedroom 3: 12,6 m<sup>2</sup>
  - Bedroom 4 (with dressing room): 13.30 m<sup>2</sup>
- 1 bathroom with bath and washbasin: 4,20m<sup>2</sup>
- 1 bathroom with shower and double washbasin: 4,80 m<sup>2</sup>
- A corridor: 8,55 m<sup>2</sup>
- A cellar: 1,85 m<sup>2</sup>
- A storage room: 1,6 m<sup>2</sup>
- A Rooftop: 82,70 m<sup>2</sup>

## LOCAL TAXES

**Taxe habitation: EUR**

## NOTES

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 applies to the kitchen. The kitchen can be equipped with a sink unit with tap (free option).

Equipment:

- Double glazing in wood or aluminium type 44.2 break-in resistant.
- 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...