

Pleasant Bright Duplex of 76 m with Panoramic View and Old-World Charm



INFORMATION

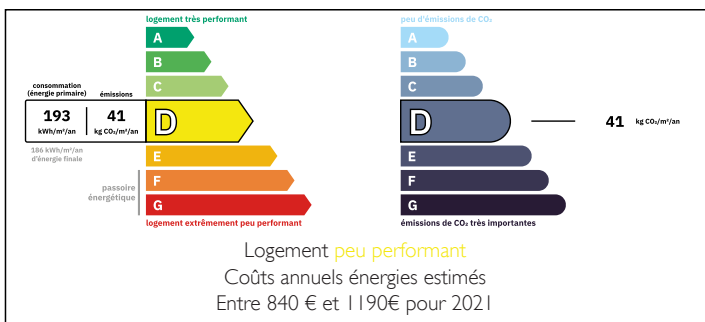
Town:	Marly-le-Roi
Department:	Yvelines
Bed:	2
Bath:	1
Floor:	76 m ²
Plot Size:	0 m ²

IN BRIEF

In the charming district of Vieux Marly, close to all amenities, just 8 minutes' walk from the train station and 5 minutes from schools, Leggett Immobilier presents this bright duplex of 59 m² (Carrez law) with 76 m² of total floor space. Well-designed and cross-ventilated with no wasted space, it offers breathtaking views over the rooftops of Vieux Marly and highlights beautiful exposed beams.

On the first level, you will find an entrance leading to a modern kitchen, a living room facing southeast, and a bedroom. Upstairs, there is a large bedroom with a walk-in closet and an additional room that could be converted into a third bedroom. A cellar is also included. The family-friendly co-ownership features a landscaped courtyard and a bike storage area, with very low charges.

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.



DESCRIPTION

Located in Marly-le-Roi, Vieux Marly is a historic district known for its picturesque atmosphere and authentic charm. Once a royal residence, the area preserves traces of its prestigious past with cobbled streets, stone houses, and historic monuments like the Pavillon de Musique and the Parc de Marly. Perfectly preserved, it offers a unique living environment where peace and authenticity reign. Residents enjoy a calm setting while being close to all conveniences: shops, markets, schools, and high-quality services. Vieux Marly is also well-connected by public transport, with the train station nearby providing quick access to Paris. In addition to its quality of life, the neighborhood attracts people with its green spaces, cafés, and welcoming restaurants, making it a highly sought-after place for families and heritage lovers.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 771 EUR

Taxe habitation: EUR

NOTES