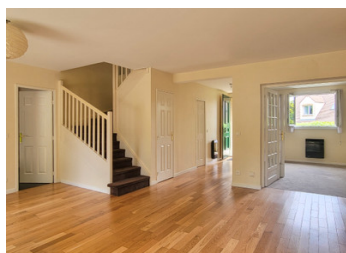
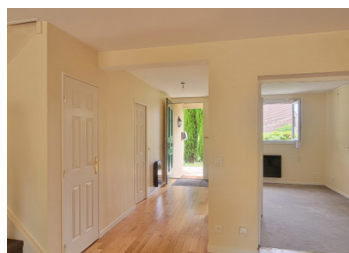


Chambourcy – 5-Bedroom Family Home – 8 Rooms – 180 m of Living Space – 450 m of Land



INFORMATION

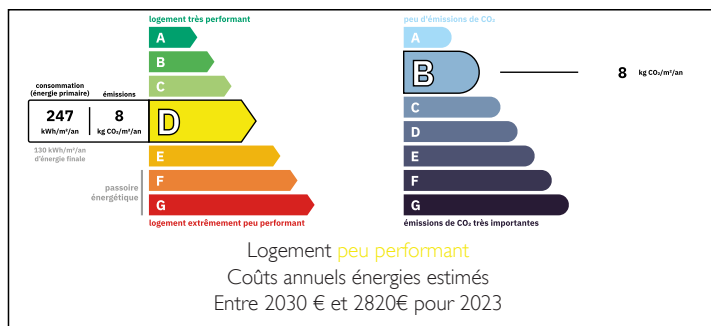
Town:	Chambourcy
Department:	Yvelines
Bed:	5
Bath:	2
Floor:	180 m ²
Plot Size:	450 m ²



IN BRIEF

Chambourcy (78240) – Family home with 8 rooms and 180 m² of living space on a 450 m² private plot, quiet and not overlooked. Located in a well-kept residence near the International School of Saint-Germain-en-Laye, RER A, schools, shops and A14. Ground floor: bright double living room with wood stove, fitted kitchen with utility room, study, WC, garage. First floor: master suite with bathroom and balcony, 3 bedrooms, dressing room, bathroom, separate WC. Converted attic with open space and a 5th bedroom. West-facing garden and terrace. Plenty of storage. Energy rating: D / GHG: B. Perfect for a family.

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 foncière: 2100 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Chambourcy – 5-Bedroom Family Home – 8 Rooms – 180 m² of Living Space – 450 m² of Land
Located in a quiet and sought-after residential area of Chambourcy, close to the International School of Saint-Germain-en-Laye, RER A access to La Défense and Paris, and all amenities, this charming detached house built in 1986 offers the perfect living environment for a family.

Set on a 450 m² private plot with no overlooking neighbours, the property offers approximately 180 m² of living space across two levels plus converted attic space.

° Ground Floor:

- Entrance with storage
- Bright double living room with a Stûv wood-burning stove, hardwood floors, and access to west-facing terrace and garden
- Fully equipped independent kitchen with utility room
- Study or guest bedroom
- Separate WC with hand wash basin
- Attached garage for a car and two-wheelers

° First Floor:

- Master suite with bathroom (bath + shower), built-in storage, and private balcony
- Three additional comfortable bedrooms
- Spacious dressing room
- Family bathroom
- Separate WC

° Top Floor (converted attic):

- Large open space ideal as a lounge, office, or playroom
- 5th bedroom
- Plenty of storage space

° Outdoor:

- Enclosed, private, and landscaped garden
- Sunny west-facing terrace
- Private driveway and garage