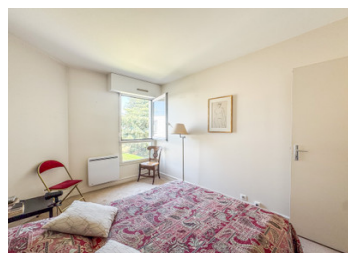


Le Chesnay-Parly 2: Bright 71m 3-room 2nd floor, private balcony + double garage

EXCLUSIVE



## INFORMATION

Town:	Le Chesnay-Rocquencourt
Department:	Yvelines
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	8 m2

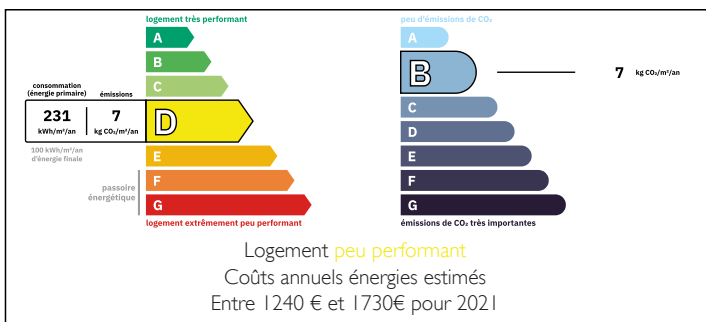
## IN BRIEF

Le Chesnay - Parly 2 in quiet residence with well-maintained common areas, LEGGETT Real Estate exclusively presents this beautiful 3-room 71m<sup>2</sup> apartment on 2nd floor.

This through property offers excellent natural light and pleasant 7m<sup>2</sup> balcony for sunny days. Ideal layout with perfect day/night area distribution, no wasted space. Every square meter optimized for maximum comfort. Includes double garage and parking space, major parking assets.

Bathed in light through its dual exposure, this apartment offers high potential with generous volumes and optimal configuration. Planned renovation works will allow you to create a personalized interior and reveal all the property's charm. The residence currently benefits from ongoing facade renovation completing July 2025, ensuring perfectly maintained surroundings.

## 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

Le Chesnay-Rocquencourt is a highly sought-after municipality in the Yvelines department, ideally located just 20 kilometers west of Paris. This green, residential town of nearly 30,000 inhabitants offers an exceptional quality of life, representing the perfect balance between suburban tranquility and urban dynamism.

The town is distinguished by its remarkable natural heritage, featuring numerous carefully maintained parks and green spaces. Its immediate proximity to the Château de Versailles estate and its gardens, listed as a UNESCO World Heritage site, constitutes a genuine privilege for residents who can enjoy this prestigious historical setting on a daily basis.

The Parly 2 regional shopping center, a true institution since 1969 and one of Europe's largest commercial complexes, represents a major economic asset with its 250 shops, department stores, restaurants, cinemas and various services. This dynamic commercial hub generates constant activity and provides all daily services in the immediate vicinity.

In terms of transportation, Le Chesnay benefits from exceptional connectivity with the Versailles-Chantiers RER C station just minutes away, allowing residents to reach central Paris in 35 minutes. Several RATP bus lines and the Phébus network complement this offering, while direct access to the A86 and A13 motorways facilitates car travel to Paris and throughout the Île-de-France region.

Families particularly appreciate the remarkable quality of educational establishments, from kindergarten to high school, as well as the exceptional richness of local cultural offerings including media libraries, conservatories, theaters and cultural centers. Sports facilities are equally impressive with numerous modern facilities, clubs and associations...

## LOCAL TAXES

**Taxe foncière: 1548 EUR**

**Taxe habitation: EUR**

## NOTES