

153m 4 bedroom apartment for sale at 78160 MARLY-LE-ROI

EXCLUSIVE



INFORMATION

Town:	Marly-le-Roi
Department:	Yvelines
Bed:	3
Bath:	2
Floor:	151 m2
Plot Size:	0 m2

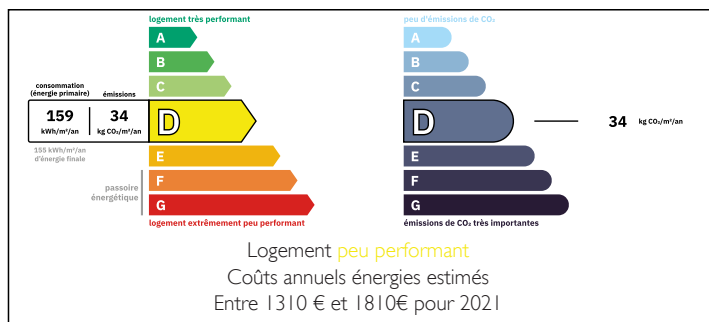
IN BRIEF

153 m2 apartment 153 m2 for sale in Marly-le-Roi, 5 rooms with 4 bedrooms. Bright double reception room (35.69 m2) opens onto a 33 m2 L-shaped balcony, south and south-west facing. Separate fitted kitchen with scullery, parental suite with en-suite shower room, two further bedrooms with a second shower room. Includes private basement parking space and separate cellar, with lift access.

Marly-le-Roi is a sought-after town in the Yvelines, on the edge of the Forêt de Marly, with fast rail access to central Paris via Line L to Saint-Lazare (10 min walk to the station). Lively centre, weekly market, and schools nearby from nursery to lycée. Saint-Germain-en-Laye, close by, is home to the renowned Lycée International, popular with expatriate and international families. Ideal for an international family with a need to commute to Paris.

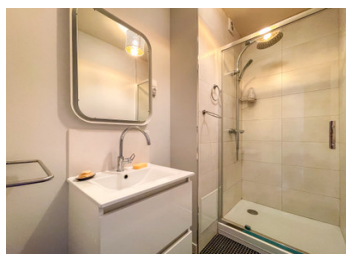
Co-ownership of 286 lots; average annual...

ENERGY - DPE



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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

A Spacious Family Apartment in the Heart of Marly-le-Roi

Set on the first floor of a well-maintained 1965-built residence, this generous 153.34 m² (Carrez) apartment offers exactly the kind of space and flow that growing families search for. Laid out across a single level, the apartment is entered via a wide, light-filled hallway (Entrée, 14.21 m²) that connects every room, giving the whole home a natural, easy circulation rarely found in apartments of this era.

At the heart of the apartment is a beautifully proportioned double reception room — a combined dining and living space (Salle à manger / Séjour, 35.69 m²) that fills with light thanks to its south and south-west aspect and direct access to a substantial 33 m² L-shaped balcony, perfect for morning coffee, or simply enjoying the treetop views over Marly-le-Roi.

The apartment offers real flexibility for family life. There are three good-sized bedrooms: Chambre 1: 16.86 m² ; Chambre 2: 18.49 m² ; Chambre 3: 17.65 m².

In addition, the atelier (15.57 m²) offers the option of a fourth bedroom, home office, playroom, or guest room, a truly flexible space..

The sleeping quarters are served by a shower room, 2.69 m² and a separate salle de bain (4.24 m²), along with a dedicated WC (2.04 m²), ensuring no morning bottlenecks in a busy household. A corridor (4.29 m²) links the bedroom wing, while an additional corridor (3.26 m²) serves the entrance area.

The kitchen (11.76 m²) is separate and generously sized, with an adjoining cellier...

LOCAL TAXES

Taxe foncière: 2656 EUR

NOTES