

Near RER Le Vésinet Centre, renovated 2 bedroom apartment, 4th floor, lift, balcony, cellar, maid's room

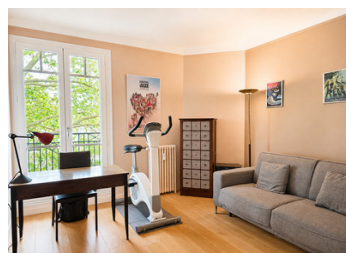


INFORMATION

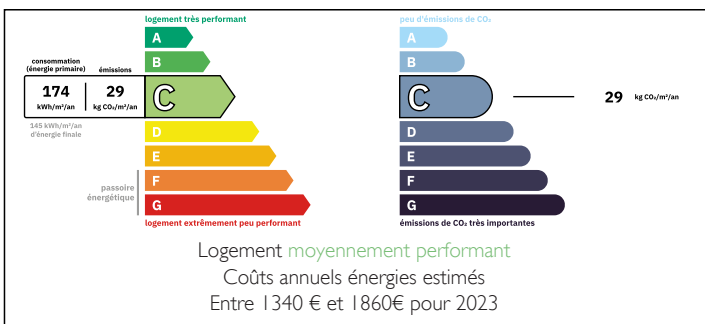
Town:	Le Vésinet
Department:	Yvelines
Bed:	2
Bath:	1
Floor:	89 m2
Outside Space:	6 m2

IN BRIEF

Le Vésinet Centre – RER station 400m away. On the 4th floor with elevator of a 1930s building, this renovated, bright, dual-aspect apartment offers 85 sq m of living space (Carrez law) with an additional 8.70 sq m room on the 5th floor, currently used as a laundry room (but could be converted into an office or guest bedroom). In excellent condition with recent paintwork, it comprises an entrance gallery, a 32 sq m living/dining room opening onto a continuous balcony, a separate fitted kitchen (Miele appliances), two bedrooms with custom-built storage, a bright shower room with a window, and a separate WC with a washbasin. Cellar, energy performance certificate (DPE C), fiber optic internet, recently installed double glazing, and shops nearby.

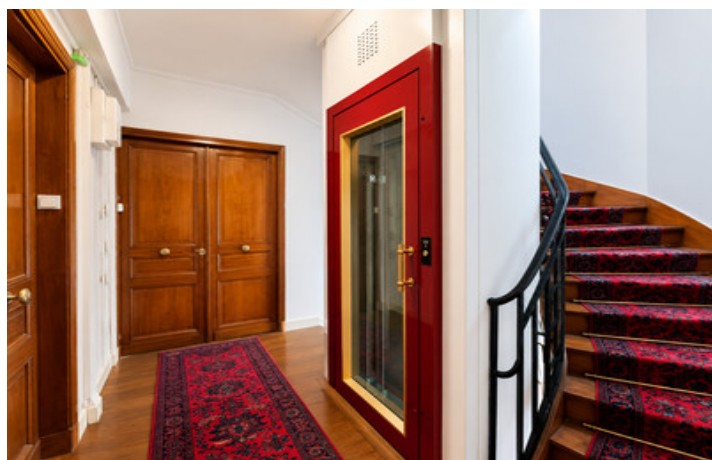


ENERGY - DPE



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

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Excellent condition, dual-aspect apartment with balcony, cellar, and additional room

Located on the 4th floor with lift in a 1930s building, this 85.07 sq m (Carrez law) dual-aspect apartment is distinguished by its excellent overall condition, recent paintwork, comfortable layout, and useful additional rooms.

With the 8.7 sq m additional room, currently used as a laundry room, located on the 5th floor, and a conservative weighting of approximately 4 sq m for this extra space, the weighted area can be estimated at around 89 sq m.

Interior Layout

The apartment opens onto an entrance hall of approximately 10 sq m, which provides seamless access to the various rooms.

The living area, approximately 32 sq m, combines the living room and dining room. It boasts a generous ceiling height...

LOCAL TAXES

Taxe foncière: 1480 EUR

NOTES