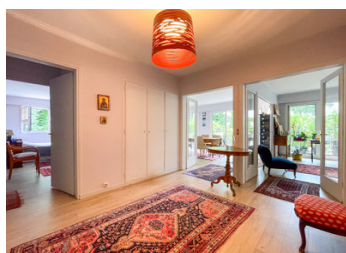


153m 4 bedroom apartment for sale at 78160 MARLY-LE-ROI

EXCLUSIVE



INFORMATION

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

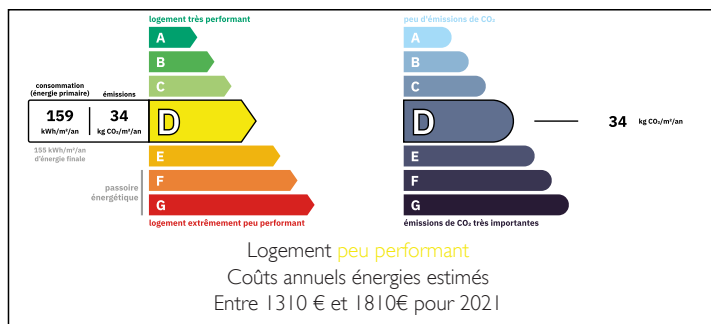
IN BRIEF

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.

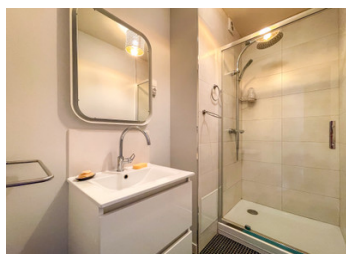
Co-ownership of 286 lots; average annual...

ENERGY - DPE



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

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