



## Charming Apartment in Great Location



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 320,000

### Местоположение

Страна:	Франция
Область:	Île-de-France
Город:	Рюэй-Мальмезон
Почтовый индекс:	92500
Добавлено:	20.01.2025
Описание:	

Welcome to this superb 3-room family apartment, ideally located on the second floor with elevator of a peaceful and green residence, nestled in the heights of Rueil-Malmaison, near Suresnes. With a surface area of 63.73 m<sup>2</sup>, this accommodation will seduce you with its functional layout and its quality services. As soon as you arrive, you will be greeted by an entrance with a built-in cupboard, perfect for storing your personal belongings.

Brightness and space are the key words of this property thanks to its 20 m<sup>2</sup> living room which opens onto a 6 m<sup>2</sup> balcony, offering a clear view of the residence's gardens. The separate, fully equipped kitchen will allow you to prepare your meals in complete peace of mind.

For your comfort, the apartment has two beautiful bedrooms of 10.04 m<sup>2</sup> and 11.06 m<sup>2</sup>, ideal for a family with children or for entertaining friends. The bathroom, modern and functional, is equipped with a spacious shower. A separate toilet completes the sanitary facilities of this property. A hallway with integrated cupboard further optimises the storage space available in the apartment.

Technical Characteristics: Surface area: 63.73 m<sup>2</sup> Balcony: 6 m<sup>2</sup> Floor: 2nd with elevator Living room: 20 m<sup>2</sup> Kitchen: Separate and fitted Bedrooms: 2 (10.04 m<sup>2</sup> and 11.06 m<sup>2</sup>). Bathroom: Modern with



shower WC: Independent Storage: Entrance with cupboard, hallway with cupboard Services and amenities: This apartment benefits from quality services for optimal comfort: Door frames: All double glazed, ensuring excellent thermal and sound insulation Shutters: Electric Heating: Collective underfloor supplemented by three additional convectors, included in the monthly charges of 215 EUR.

Security and Services: Residence with caretaker, bicycle storage Parking and Storage: A box in the basement that can accommodate two vehicles in a row, as well as a cellar.

Environment and Location: The calm and green environment of the residence is one of the major assets of this property.

The green spaces are carefully maintained, offering a pleasant and relaxing living environment.

The residence is located in a sought-after residential area of Rueil-Malmaison, close to Suresnes.

All amenities are within reach: schools, shops, health services and public transport. You will also appreciate the proximity of sports and cultural infrastructures, ideal for leisure and the well-being of the whole family.

Why Choose This Apartment? This apartment is the ideal choice for a family looking for a serene and practical living environment. Its functional layout, its quality services and its privileged location make it a rare property on the market. Whether you are first-time buyers, looking for your first family nest, or want to invest in quality real estate, this apartment will meet all your expectations. Its modern comfort, its optimized storage spaces and its amenities in the immediate vicinity make it an opportunity not to be missed.

Additional Information: Monthly charges amount to 215 EUR, including collective underfloor heating and additional convectors.

The residence is secure and well maintained, with an on-site caretaker and bicycle storage for two-wheel enthusiasts.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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Состояние: Good

## Общие

Спальни: 2

Ванные комнаты: 1

## Utility details

Heating: да

## Building details

Building Amenities: Elevator

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.591.501

