



## House

RUEIL MALMAISON (92)

**1 618 000 €\***

\* Agency fees to be paid by the seller



172 m<sup>2</sup>



6 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

Scheduled for the 1st quarter of 2025 and within a set of 8 Art Deco style villas, here is a house of 171.86 m<sup>2</sup>. It offers 6 rooms, has a private garden with a terrace of 23.11 m<sup>2</sup> as well as an individual garage and an outdoor parking space. In the "Les 8 Dumouriez" residence, it is located a 2-minute walk from bus stop 141 which serves the RER A, the T2 tramway as well as lines L and U and 15 minutes from Saint-Pierre station. Cloud with bus 459. Many services and shops are also nearby: - Alphonse Daudet School 1 min walk - Henri Dunant College 9 min walk - Buzenval Market 5 min walk - Saint-Cloud Hippodrome 4 min walk - Paris Country Club 4 min walk - Domaine de Malmaison forest 12 min walk... The house has: - Noble materials: oak parquet flooring and/or porcelain stoneware tiling - Security equipment: Videophone / Videophone, Vigik system - Comfort equipment: Motorized roller shutters, Heated and cooling ceiling, individual heating by air/water heat pump, - Amenity equipment: remote control of shutters, lighting and temperature, gates with temperature control access, color screen videophone in the house.. and many others to discover.... This real estate complex complies with RE2020 environmental regulations. Benefit from the PTZ for the purchase of your main residence (under conditions) or from a tax reduction as part of a rental investment (under conditions). Do you want to settle down in a privileged setting in the town center of Rueil? Let's talk about it!

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

For more information about this property, please contact our English-speaking staff by telephone (0033499 614472) or e-mail (<[>http://www.capifrance.co.uk](mailto:)> >[www.capifrance.co.uk](http://www.capifrance.co.uk)</a> Estate Agency CAPIFRANCE – We look forward to finding you your dream home!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 304121  
Property type ..... House  
Exposure ..... West

### COMPOSITION

Number of rooms ..... 6  
Number of bedrooms ..... 5  
Terrace ..... 1

### SURFACES

Living space ..... 172 m²  
Surface Carrez Law ..... 172 m²

### APPENDIX

Parking ..... couvert  
Parking space ..... 1  
Videophone ..... Non

### CONDOMINIUM INFORMATION

Condominium property ..... Yes



CAPIFRANCE  
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle