



Town house

VERSAILLES (78)

1 134 000 €



135 m<sup>2</sup>



8 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

VERSAILLES, MAGNIFICENT family apartment in a town house style, of approximately 130 m2 with part of a courtyard for private use located in the Saint Louis district in the immediate vicinity of renowned colleges and high schools.

After passing through a porch decorated with old paving stones you will find a private entrance with a superb staircase which on the first floor leads to a sumptuous kitchen dining room with fireplace of more than 30 m2 which will not leave you indifferent, then a very beautiful living room crossing with 4 windows and period parquet flooring with fireplace, still on the same landing you will find a separate toilet.

On the 2nd floor, a master bedroom, 3 children's bedrooms including one with a private shower, a bathroom with a toilet, then from the access to a small office, you will take a staircase which will take you to the attic under - fitted slopes, this large space can be used as a games room.

The privilege of this townhouse in co-ownership is the enjoyment of a private courtyard colored with spring roses where the slightest ray of sunshine will invite you to stay there. A storage room in the courtyard completes this property.

At the foot of schools and not very far from the shops and life of the Saint Louis district, you will benefit from the calm of its location and the extreme brightness of the apartment, with crossing exposures in the living rooms. Not overlooked, you will be charmed. Do not hesitate to contact Guillemette d'Humières Escolle, I will be delighted to introduce him to you. Nombre de lots de la copropriété : 5, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(électricité et gaz ) : 2400€ soit 200€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,09% TTC du prix hors honoraires.

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).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Guillemette  
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Agent

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VERSAILLES

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 851513

Property type ..... Town house

Exposure ..... S-E

View ..... Vue dégagée, sur Toits

### SURFACES

Living space ..... 135 m²

Surface Carrez Law ..... 124.29 m²

Living room surface ..... 25 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 5

Condominium fees ..... 200 €/mois

Share of expenses ..... 2 400 €

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

### DPE/GES

DPE ..... 236

GES ..... 49

### APPENDIX

Parking space ..... 0

Videophone ..... Oui

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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