



## Duplex sud-est sans vis-à-vis, 15 min gare



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 252,299.94

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Île-de-France
Város:	Carrières-sous-Poissy
Irányítószám:	78955
Feladta:	2026. 04. 21.
Leírás:	

A 15-minute walk from Poissy train station, duplex on the 3rd and top floor of the sought-after Le Beaugency residence.

With 67 sqm of floor area and 57 sqm under French Carrez law, this bright and perfectly quiet apartment also features a terrace, without overlook and south-east facing like the rest of the apartment.

The apartment opens onto an independent hall leading to a separate WC and the living area. Kitchen, dining room and living room unfold in one continuous space. The cathedral dining room, topped with a skylight, sets the character of the place with its generous ceiling height and zenithal light. A large built-in wardrobe in the living room provides substantial storage.

Upstairs, a landing room illuminated by a large skylight — currently used as a bedroom — leads to a bathroom and a second bedroom. This enfilade configuration lends itself to several uses: two separate bedrooms, or bedroom + relaxation area / office as needed. The rear bedroom is also crowned by a skylight opening onto the rooftops, for a private escape sheltered from view.

A covered parking space in the secured basement completes the property.

### Fittings

The apartment features beautiful parquet flooring throughout, recent joinery and a fitted kitchen. No work or refurbishment is required — the property is move-in ready. Compliant electrical installation (up-to-date diagnosis), individual electric heating. EPC: D (203 kWh/sqm/year), GHG: A (6



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kgCO<sub>2</sub>/sqm/year).

### The residence

Le Beaugency, built in 1990, features an intercom, access code, maintained green spaces and secured covered parking.

### Co-ownership

The co-ownership has 86 main lots, an established works fund and is not subject to any ongoing proceedings. Estimated annual charges (apartment + parking): approximately €2,000. 2025 property tax: €1,938.

### Neighbourhood

Local shops and schools within a 2-minute walk. Seine riverside, landscaped banks and Peuple-de-l'Herbe Park nearby. Quick access to the A13 and A14 motorways. Poissy train station 15 minutes on foot, Paris Saint-Lazare in 25 minutes.

Viewings by appointment — Samuel CUNY, SAFTI immobilier Poissy Real Estate Consultant —

[samuel.cuny@safti.fr](mailto:samuel.cuny@safti.fr) - [www.cuny-immobilier.fr](http://www.cuny-immobilier.fr)

Built: 1990

### Gyakori

Hálósobák: 2  
Fürdőszobák: 1  
Kész négyzetméter: 67 nm  
Floor Number: 3

### Room details

Total rooms: 3

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 203

### Building details

Parking: Yes

### Lease terms

Date Available:

### További információ

Weboldal URL: [http://www.arkadia.com/AGHX-T729523/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T729523/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1630087



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