

## **Saint-Germain-en-Laye (Paris area)**

**Yvelines 78**

Price : **From 112 900 Euro**

Type : **Studio**





## Description

Only 20 minutes from Paris La Défense, invest in a town that successfully combines cultural heritage and economic development. Saint Germain en Laye 's economy is vibrant with a dynamic employment area welcoming 2000 companies in the new technology and research sectors.

Saint Germain en Laye has preserved its heritage with a one of the largest forest in Paris area where one can enjoy walking, golfing, horse riding and with a 700 shopping units in the historic centre of the town making it the largest open sky commercial centre in the west of Paris.

The residence is next to all amenities and transports links, built around a garden, you will have the choice between Studio to 3 bed apartments. Private gardens, south facing terraces, views onto the inside courtyard. Low energy building.

## Investment facts

- Property price (average & overall surface area) without parking is 5 287€/m<sup>2</sup>
- Bare property price (average & overall surface area)without parking is 3 172€/m<sup>2</sup>
- Purchase price bare property: 60% of its value
- Term of lease: 15 years

- Notary fees: reduced and calculated on the bare property price

## Access

- By Train: RER A to "la défense and Paris centre"
- By Bus: 258 Reuil-Malmaison - St-Germain-en Laye - La défense
- By Road : motorway A13 & A14