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2 bedroom New Build in Paris

Paris , Paris , Ile-de-France



€953,900

inc. of agency fees

2 Beds 1 Baths 63 sqm 5 ha

Sober And Elegant, The Residence Presents A Classic Parisian Style Architecture, Reinterpreted By Resolutely Modern Codes. It Has...

At a Glance

Reference MFH-
PROAN3097917

Bed 2

Land 5 ha

Near to Paris

Bath 1

Pool No

Price €953,900

Hab.Space 63 sqm

Land Tax N/A

Property Description

Sober and elegant, the residence presents a classic Parisian style architecture, reinterpreted by resolutely modern codes. It has wider windows than Haussmannian buildings and entirely custom-made railings. It thus integrates perfectly with the opulent spirit of the 12th arrondissement of Paris and the surrounding buildings.

The building is clad in light-coloured limestone which forms the grid of the façade. This allows for both a rigorous and repetitive arrangement of the elements while offering a play of solids and voids.

The Passage Saint-Mandé residence is located between rue du Niger and avenue de Saint-Mandé, in the heart of the 12th arrondissement.

The green environment of the residence provides a feeling of tranquility and well-being. Composed of a very limited number of dwellings, it has been designed to preserve the privacy of its residents.

Paris - 12ème - New apartments Passage Mandé

Everything here has been designed for safety and comfort, including highly functional facilities (common areas, cellars, rooms dedicated to bicycles, green spaces).

Treat yourself to all the luxury of a modern residence which, through its construction, draws on ancestral artisanal know-how.

BUS

120m from the << Docteur Netter >>> stop on lines 29 and 56
150m from the <<< Avenue de Saint-Mandé >> stop on line 64

TRAMWAY

300m from the << Alexandra David-Néel >>» stop of the T3a VÉLO

500m from a cycle path

TRAIN

1km from the RER A <<< Nation >> station

2.5km from the station <<< Gare de Lyon >>>

METRO

500m from the <<< Picpus >> station on line 6

600m from the <<< Porte de Vincennes >> station on line 1

CAR

650m from the access to the Boulevard Périphérique

PLANE

16km from Orly airport

24km from Paris-Charles-de-Gaulle airport

Services

Connected motorized roller shutters.

Fitted cupboards.

Elevator.

Cellar for all accommodation.

Fitted bathroom.

60x60 glazed stoneware tiles with matching skirting boards in all wet rooms.

Terraces or balconies,

Smooth, velvety matte paint.

2-wheel premises.

Collective heating by collective heat pump and heated floor.

Box for remotely controlling connected equipment.

Solid parquet flooring with white skirting boards in all other rooms.

Summary

| | |
|----------------|------------------------|
| Property type: | New Build and Off-Plan |
| Bedrooms: | 2 |
| Bathrooms | 1 |
| Price | €953,900 |

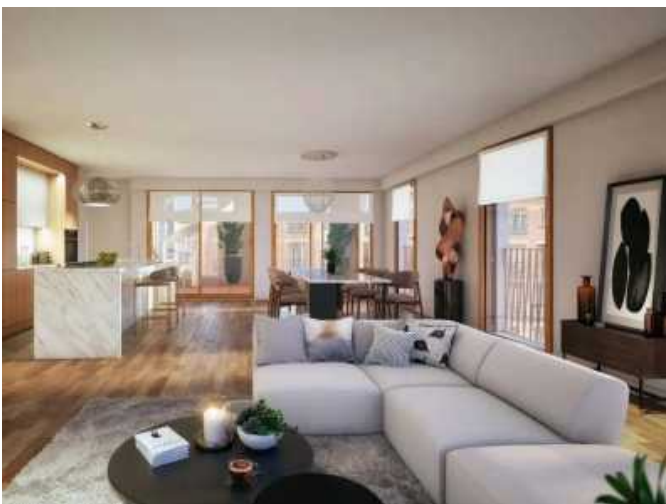
Key Information

| | |
|----------------|--------|
| Internal Area: | 63 sqm |
| Land Area: | 5 ha |

Location: Ile-de-France



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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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