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## Contemporary architect-designed house with terraces in Montrouge

Montrouge , Hauts-de-Seine , Paris Ile-de-France



**€1,595,000**

inc. of agency fees

3 Beds   1 Baths   145 sqm   0.01 ha

Ideally located at the foot of the Barbara Metro, this contemporary architect-designed house offers a surface area of 145 m2 which is structured around multiple outdoor spaces (interior courtyard, passageway...

### At a Glance

**Reference** MFH-PARIS5532

**Bed** 3

**Land** 0.01 ha

**Near to** Montrouge

**Bath** 1

**Pool** No

**Price** €1,595,000

**Hab.Space** 145 sqm

**Land Tax** N/A

### Property Description

Ideally located at the foot of the Barbara Metro, this contemporary architect-designed house offers a surface area of 145 m2 which is structured around multiple outdoor spaces (interior courtyard, passageway and terraces) totaling more than 100 m2.

Past a charming courtyard hidden from view, the ground floor distributes two beautiful bedrooms (one of which has access to the courtyard), a bathroom, a laundry room and separate toilets.

On the first floor is the living room including a fully equipped kitchen opening onto a pleasant living/dining room with an insert fireplace. A through corridor provides access to a living room/home cinema which also has an insert fireplace. Large bay windows open onto a metal passageway, thus connecting the spaces and giving access to a first terrace.

The second level is devoted to the large master suite of 28 m<sup>2</sup>, generously opening onto a second south-facing terrace.

All the rooms in the house have bay windows which streamline circulation and provide the place with omnipresent light.

A large garage of 35 m<sup>2</sup> completes the services of this beautiful contemporary house.

Metro Barbara Line 4

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1150 and euros1660.

Information on the risks to which this property is exposed is available on the Géorisques website:

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€1,595,000

Key Information

Internal Area:	145 sqm
Land Area:	0.01 ha

Location: Paris Ile-de-France



## Gallery







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