

Inverted triplex with garden in a former

boiler factory

Neuilly Plaisance, Seine-Saint-Denis, Paris Ile-de-France





At a Glance

Reference	MFH-PARIS8938	Near to	Neuilly Plaisance	Price
Bed	2	Bath	2	Hab.Sj
		Pool	No	Land 7

€550,000 pace 200 sqm Tax N/A

been redesigned and

renovated...

Property Description

In a former Boilerworks, on the outskirts of the Parc des Coteaux d'Avron, this 200m2 inverted triplex (Carrez Law) has been redesigned and renovated in an industrial style. The entrance opens onto a corridor leading to a first bedroom of approximately 16m2 accompanied by its dressing room, a bathroom, a toilet, as well as a living room of approximately 36m2 which can be transformed into an additional bedroom, with direct access to a private courtyard of 16m2.

An industrial style staircase reveals on the 1st floor a triple living room and a kitchen for a total of approximately 93m2, a bathroom and a separate WC. A French window gives access to a raised garden of 80m2 with a view of the old boilerworks.

A second staircase leads to a final bedroom of 22m2 with a dressing room and a WC. Several glass roofs offer a view of the triple living room.

A pellet boiler provides ideal living comfort.

This triplex loft also offers two parking spaces.

The materials used, the outdoor spaces as well as the large volumes make this property unique in a peaceful town just 30 minutes from Paris.

Voluntary co-ownership.

Transport: Bus 114 1 minute walk / RER A Neuilly-Plaisance 20 minutes walk or 5 minutes by car.

City center: 10 minutes on foot.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1110 euros and 1560 euros

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

RSAC: Bobigny

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 1704 euros.

Summary		Key Information	
Property type:	Apartment	Internal Area:	200 sqm
Bedrooms:	2		
Bathrooms	2		
Price	€550,000		

Location: Paris Ile-de-France



Gallery

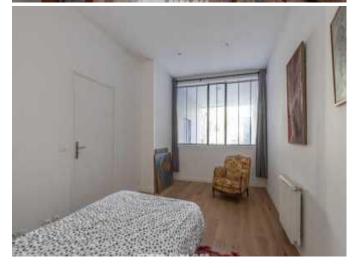
























THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours 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 calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved