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Inverted triplex with garden in a former boiler factory

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



€550,000

inc. of agency fees

2 Beds 2 Baths 200 sqm

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...

At a Glance

Reference	MFH-PARIS8938	Near to	Neuilly Plaisance	Price	€550,000
Bed	2	Bath	2	Hab.Space	200 sqm
		Pool	No	Land Tax	N/A

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 G  orisks website:

RSAC: Bobigny

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 1704 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€550,000

Key Information

Internal Area:	200 sqm
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Location: Paris Ile-de-France



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S. and L. BROWN



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