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## Family apartment in a privileged setting: Le Quartier Montreuil

Versailles , Yvelines , Paris Ile-de-France



**€845,000**

inc. of agency fees

3 Beds    1 Baths    128.7 sqm

This beautiful apartment of 129 sqm on the ground (108 sqm in Carrez law) is located on the second and last floor of a pretty millstone house. It benefits...

### At a Glance

**Reference** MFH-PARIS9010

**Bed** 3

**Near to** Versailles

**Bath** 1

**Pool** No

**Price** €845,000

**Hab.Space** 128.7 sqm

**Land Tax** N/A

### Property Description

This beautiful apartment of 129 sqm on the ground (108 sqm in Carrez law) is located on the second and last floor of a pretty millstone house. It benefits from access to a shared garden of more than 300 sqm, quiet, not overlooked, offering a panoramic view of the estate of Madame Élisabeth and the garden of the Italian Musicians. Completely renovated with taste in 2022 by an architect, this apartment combines charm and modernity. The entrance, with a large cupboard, serves a beautiful equipped and fitted kitchen of Italian brand, closed by sliding doors. A large living room of 33 sqm, benefiting from a triple East-South-West exposure, allows you to relax while admiring the view. A custom-made piece of furniture has been installed in the dining area for an optimized layout. The hallway leads to a separate toilet, a cupboard, an office with storage, then to the sleeping area. This one consists of two bedrooms that share a bathroom, a laundry room and a master suite with its dressing room and shower room. The complete renovation of the three apartments combined has enhanced the generous volumes and the fluid layout of the rooms, promoting harmonious circulation. Every detail has been designed to combine aesthetics and comfort, thus allowing you to immediately project yourself into this refined setting. Outside, the wooded garden is a true haven of peace for young and old, ideal for barbecues, relaxation or games. This bright apartment, not overlooked, offers a peaceful environment with a breathtaking view of the rooftops and the green landscape of Versailles, while being close to amenities and quality infrastructure: schools, shops and transport are just a few steps away, as is access to the A13. Schools (public and private) as well as transport (bus and Montreuil train station 5 minutes on foot) make daily life easier. Two cellars and a bicycle storage room complete the services of this beautiful apartment. The amount of charges is 200 EUR/month, including water and maintenance of common areas. Heating is electric. Access is by intercom and digicode. ENERGY CLASS: E 315 / CLIMATE CLASS: B 10. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between 2560 euros and 3490 euros. 0699122430

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 2400 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€845,000

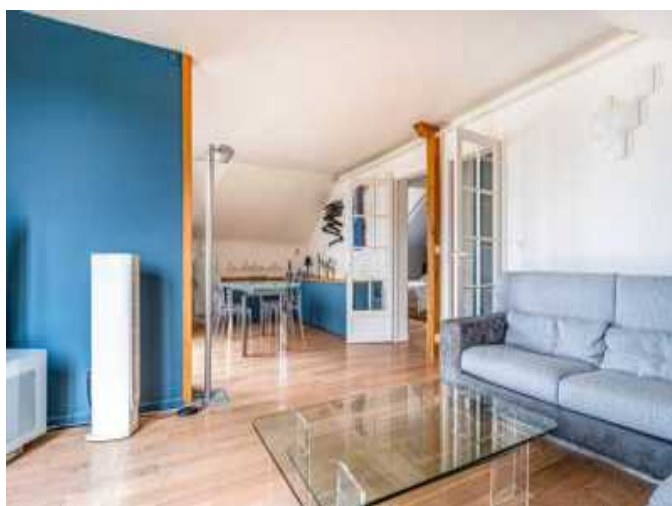
Key Information

Year Built:	1900
Internal Area:	128.7 sqm

Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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