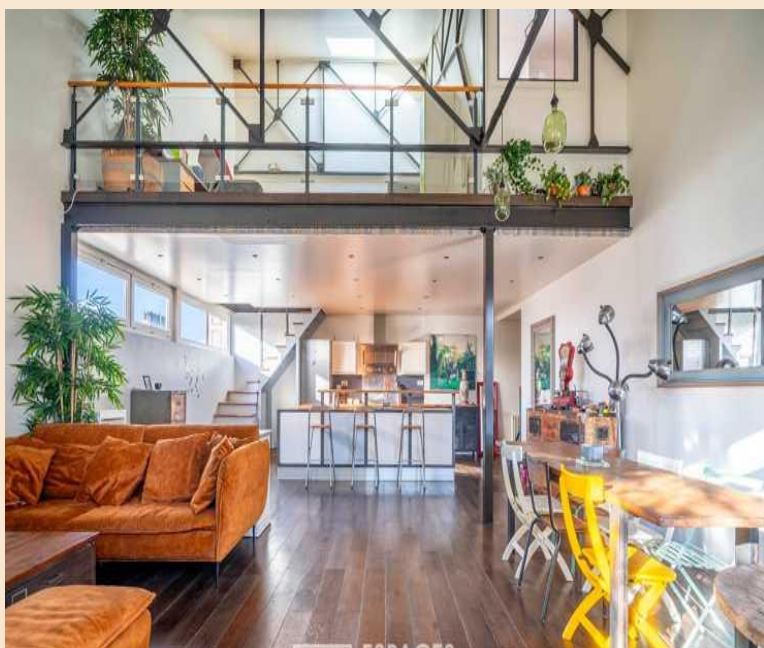


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Duplex Loft

Montreuil , Seine-Saint-Denis , Paris Ile-de-France



€950,000

inc. of agency fees

3 Beds 1 Baths 155 sqm

Located in Bas-Montreuil, in the immediate vicinity of the Croix de Chavaux metro station, this Loft located on the 2nd and last floor (with elevator)...

At a Glance

Reference MFH-PARIS9080

Near to Montreuil

Price €950,000

Bed 3

Bath 1

Hab.Space 155 sqm

Pool No

Land Tax N/A

Property Description

Located in Bas-Montreuil, in the immediate vicinity of the Croix de Chavaux metro station, this Loft located on the 2nd and last floor (with elevator) of a small condominium spreads its 166.57m² (151.87m² Carrez) over two levels.

Served by an entrance with separate toilets, the living room of almost 65m² occupies the entire ground floor. Under the mezzanine, the kitchen opens onto a living room with volumes highlighted by the original metal structure of the building. Large side openings allow the premises to take full advantage of a full eastern exposure and a view of wooded gardens.

Upstairs, a vast space of 22.7m² that can be arranged as desired overlooks the living room, and distributes three bedrooms (with mezzanines), a dressing room and a bathroom (with bathtub, shower and toilet).

Perfectly quiet, this ideally located living space in Bas-Montreuil offers space and volume in the heart of the city.

Residential premises subject to co-ownership status.

Croix de Chavaux metro station 200m away.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from the 2021/2022/2023 energy readings: between EUR2,690 and EUR3,680.

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

RSAC: Créteil

Condominiums of 11 units

Annual expenses : 2666 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€950,000

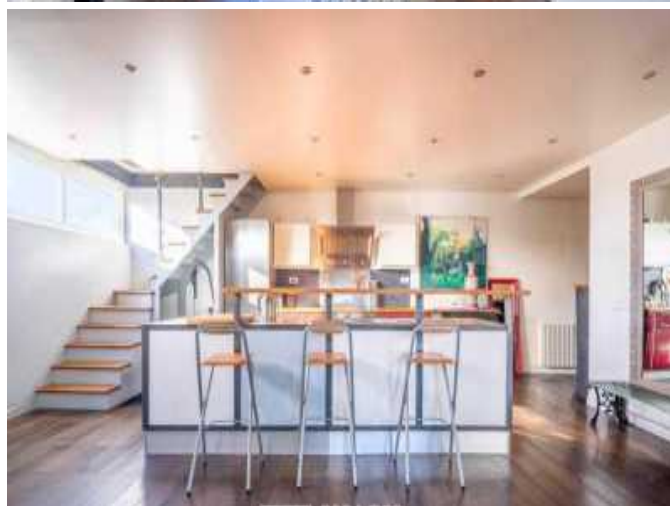
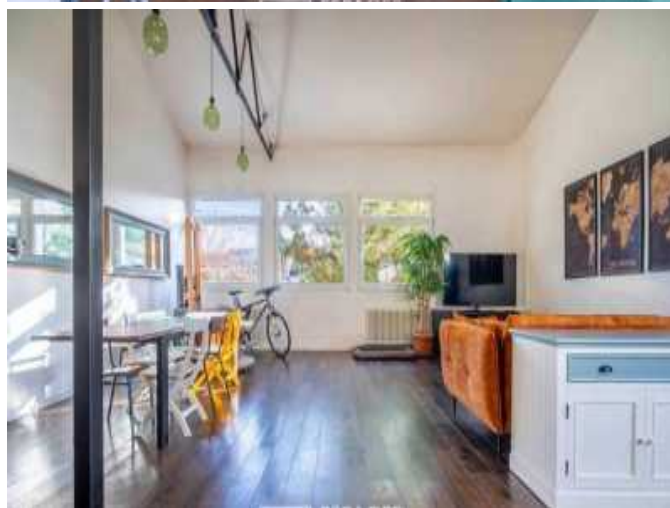
Key Information

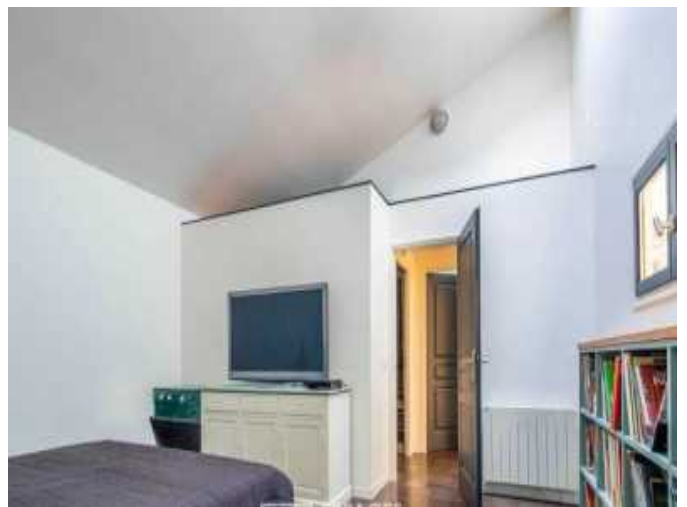
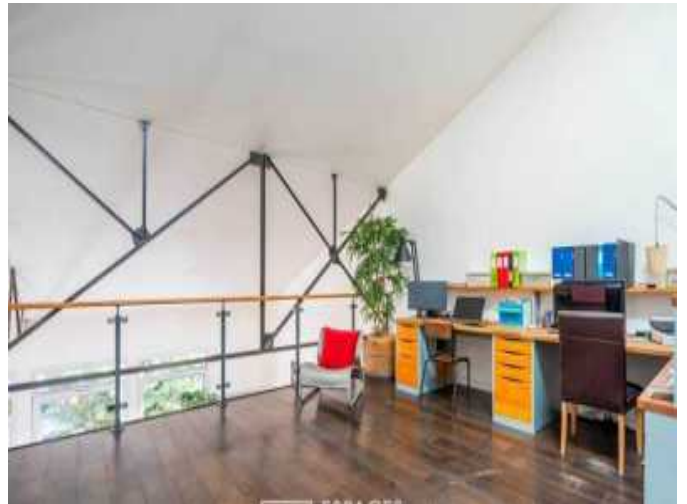
Internal Area:	155 sqm
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Location: Paris Ile-de-France



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

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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

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S. and L. BROWN



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