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## Triplex loft and its terrace

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



€624,000

inc. of agency fees

3 Beds      1 Baths      120 sqm

Located in Bagneux, this triplex offers 95m<sup>2</sup> Carrez law for a floor area of 120m<sup>2</sup> with a terrace. This property is the result of the rehabilitation of...

### At a Glance

**Reference** MFH-PARIS7951-C2

**Bed** 3

**Near to** Bagneux

**Bath** 1

**Pool** No

**Price** €624,000

**Hab.Space** 120 sqm

**Land Tax** N/A

### Property Description

Located in Bagneux, this triplex offers 95m<sup>2</sup> Carrez law for a floor area of 120m<sup>2</sup> with a terrace.

This property is the result of the rehabilitation of a former industrial-style printing house in a small condominium sheltered from view. The volumes, the quality renovation, the brightness, and the calm will seduce you.

This exceptional triplex reveals a large living room, bathed in light thanks to its generous volumes and its beautiful high ceilings. The space, resolutely modern and open, extends towards a pretty terrace, creating a real extension of the room in order to enjoy friendly moments with family or friends. The fully equipped kitchen is open to the living room. An adjoining storeroom completes this level for more practicality.

A superb staircase leads to a mezzanine and its glass guardrail, bringing a feeling of lightness and transparency. This space houses a bedroom and its shower room.

On the top floor, two magnificent bedrooms bathed in light, a bathroom and a dressing room.

A parking space completes this property subject to the co-ownership regime.

Close to schools and transport RER B Bagneux at 700 m, Metro Line 4 Lucie Aubrac at 15 min.

ENERGY CLASS: C / CLIMATE CLASS: A - Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between euros910 and euros1,280.

Nadège: - EI - RSAC - Paris

Condominiums of 61 units (No proceedings in progress).

Annual expenses : 2048 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€624,000

Key Information

Internal Area:	120 sqm
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Location: Paris Ile-de-France



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**S. and L. BROWN**



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