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## Exceptional apartment in Meudon Bellevue - Between charm and modernity

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



€645,000

inc. of agency fees

2 Beds      1 Baths      84 sqm

Ideally located in the highly sought-after Meudon Bellevue district, this 84 m<sup>2</sup> Carrez apartment is nestled on the first floor of a characterful 1920s...

### At a Glance

Reference MFH-PARIS9211

Near to Meudon

Price €645,000

Bed 2

Bath 1

Hab.Space 84 sqm

Pool No

Land Tax N/A

### Property Description

Ideally located in the highly sought-after Meudon Bellevue district, this 84 m<sup>2</sup> Carrez apartment is nestled on the first floor of a characterful 1920s condominium. Completely renovated, it reveals a perfect alchemy between old and modern, where each decorative element and each layout are the result of careful consideration. This apartment benefits from a unique living environment, where nature blends with the proximity of shops and transport, in an environment that is both peaceful and green.

The subtly designed entrance welcomes with plenty of custom-made storage. It opens onto a generous living space: a 25 m<sup>2</sup> kitchen-dining room where the elegance of the cement tiles blends harmoniously with the contemporary workshop glass roof, creating a place for sharing where it is good to live and receive.

The 17 m<sup>2</sup> living room, enhanced by a ceiling height of 2.90 m, is a haven of tranquility flooded with natural light. Access to the balcony, offering a clear view of the surroundings, invites you to fully enjoy the surrounding setting.

This is followed by a second modular living room of 16 m<sup>2</sup>, currently set up as an office and reading corner, but which can easily be used as a bedroom. It is also decorated with a balcony, as well as a period fireplace and a very pretty custom-made bookcase.

The bathroom, faithful to the spirit of the apartment, is both refined and functional, with a shower and bathtub. The perfect combination of cement tiles and the glass roof, the common thread of the apartment, sublimates the space while bringing a touch of modernity. The glass roof allows you to discover the second bedroom of 14 m<sup>2</sup>, also decorated with a fireplace.

A stone's throw from amenities and in a privileged living environment, this modular apartment with generous volumes and fluid circulation subtly combines aesthetics, comfort and authenticity. The decoration, elegant and discreet, harmonizes perfectly with the spaces and has been carefully designed to preserve the soul of the place while integrating contemporary

touches.

A cellar completes the services of this property

Meudon Bellevue train station (line N for Montparnasse) 600m away

ENERGY CLASS: F / CLIMATE CLASS: F

Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, 2022, 2023: between euros3,430 and euros4,670.

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

- - EI - RSAC: - Paris.

Condominiums of 18 units (No proceedings in progress).

Annual expenses : 3386 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€645,000

Key Information

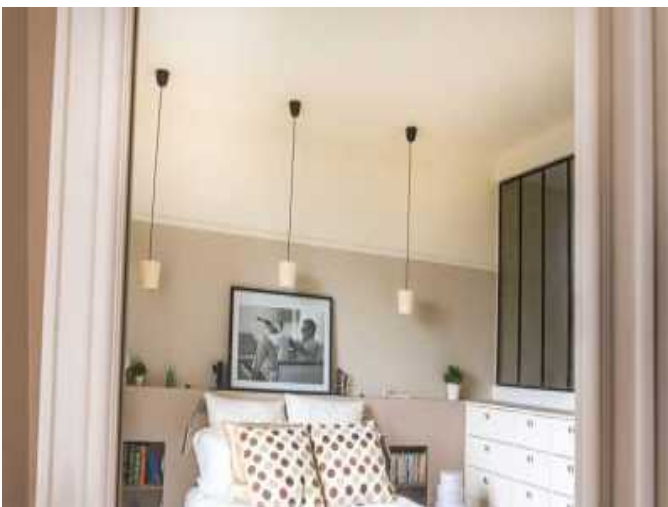
Year Built:	1938
Internal Area:	84 sqm
Property Features:	
•	Balcony: 1

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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