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## Charming duplex on the top floor in Saint-Mandé

Saint Mande , Val-de-Marne , Paris Ile-de-France



**€540,000**

inc. of agency fees

1 Beds    1 Baths    87.35 sqm

Located in the heart of Saint-Mandé, a stone's throw from shops and the Saint-Mandé metro station (line 1), this characterful duplex has a total surface...

### At a Glance

**Reference** MFH-PARIS8701

**Bed** 1

**Near to** Saint Mande

**Bath** 1

**Pool** No

**Price** €540,000

**Hab.Space** 87.35 sqm

**Land Tax** N/A

### Property Description

Located in the heart of Saint-Mandé, a stone's throw from shops and the Saint-Mandé metro station (line 1), this characterful duplex has a total surface area of 87.35 sqm (42.79 sqmCarrez).

Nestled on the 5th and top floor of a characterful building, this property combines old-world charm with a contemporary atmosphere.

Quiet and not overlooked, this light-filled apartment benefits from noble materials: a fireplace and old parquet flooring enhance the atypical volumes, giving a feeling of warm intimacy.

The entrance leads to a semi-open kitchen that easily communicates with the main living room totaling 26sqm.

This tastefully decorated reception area benefits from constant light thanks to its western exposure.

A separate toilet, an optimized office space and storage complete this level.

An open staircase starting in the living room leads to the second level of 49.46m<sup>2</sup> under the roof.

Ideally designed, this space consists of a bedroom with discreet charm, a bathroom with a corner bathtub and a second toilet.

Finally, a modular space completes this property, ideal for an extra bed or which can be converted into additional storage.

Located on a quiet street, the address benefits from an ideal location in Saint-Mandé, between the proximity of the Bois de Vincennes, perfect for walks and outdoor activities, and that of local amenities, schools and shops.

Saint-Mandé is a popular town offering a peaceful living environment, while being close to the excitement of Paris.

An ideal location for those seeking tranquility while remaining connected to the capital.

A cellar completes this property subject to the status of co-ownership.

Metro Line 1 Saint Mandé: 2 minutes on foot

Shops and schools: 5 minutes on foot

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021: between EUR870 and EUR1230 (including subscriptions).

- RSAC: Créteil

Condominiums of 53 units (No proceedings in progress).

Annual expenses : 1560 euros.

Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€540,000

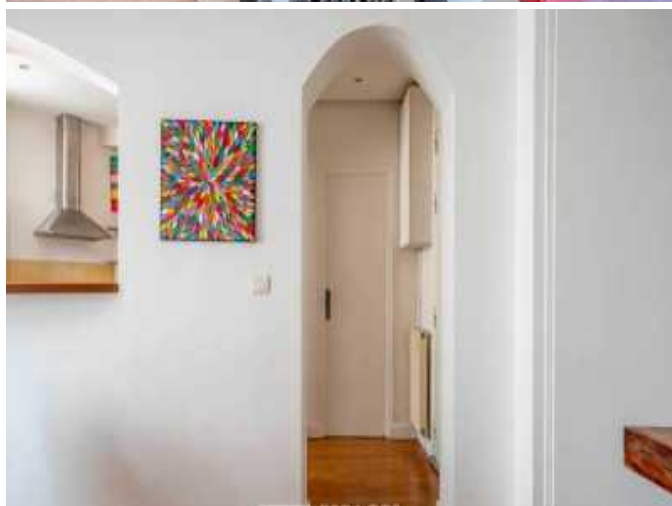
Key Information

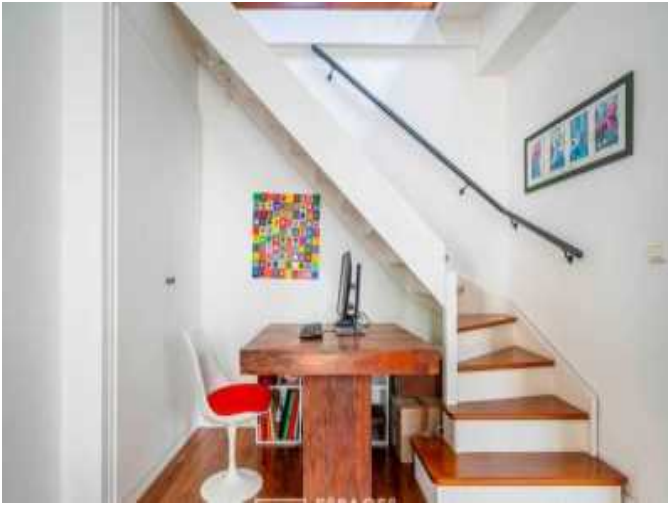
Internal Area:	87.35 sqm
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Location: Paris Ile-de-France

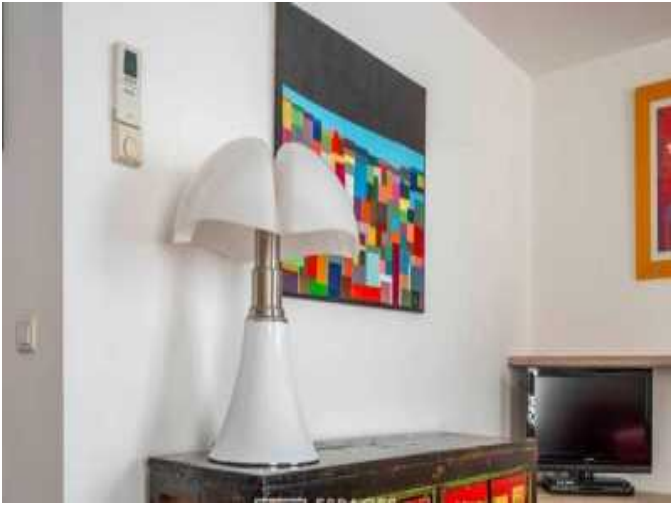


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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