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Reverse duplex with balcony

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



€630,000

inc. of agency fees

3 Beds 1 Baths 130 sqm

Located in downtown Nanterre, close to schools, the market square, shops, and public transport, this beautiful duplex apartment totaling 130.48 m² (1,440...

At a Glance

Reference MFH-PARIS10388

Bed 3

Near to Nanterre

Bath 1

Pool No

Price €630,000

Hab.Space 130 sqm

Land Tax N/A

Property Description

Located in downtown Nanterre, close to schools, the market square, shops, and public transport, this beautiful duplex apartment totaling 130.48 m² (1,440 sq ft), including 125.66 m² (1,300 sq ft) under the Carrez law, boasts a balcony extending from the main room.

The first level comprises an entrance hall, three bedrooms (one cleverly designed to sleep two), a bathroom, a separate toilet, and a storage room.

The upper level is dedicated to the large and bright living room, which runs east to west. It totals over 60 m² (640 sq ft), including the open-plan kitchen with a countertop. A shower room with a toilet completes this level.

Tucked away at the back of the building, completely set back from the street, this duplex also enjoys absolute peace and quiet. A cellar and two parking spaces (one underground and one outdoor) are attached to this apartment. Hot water and heating are included in the condominium fees.

RER Nanterre-Ville (line A) is 644 meters away.

Bus 559d is 200 meters away.

Bus 141 and 158 are 450 meters away.

Blue Line bus is 100 meters away.

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros1,270 and euros1,760.

- +33 6 98 46 19 75 / RSAC (Registered Service of the French Commercial Register): .

Condominiums of 166 units (No proceedings in progress).

Annual expenses : 6993.2 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€630,000

Key Information

Internal Area: 130 sqm

Property Features:

- Balcony: 1

Location: Paris Ile-de-France



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S. and L. BROWN



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