

# Duplex in the heart of town and its terrace on the top floor in Bourg-la-Reine

Bourg La Reine, Hauts-de-Seine, Paris Ile-de-France





Located in the heart of Bourgla-Reine, this superb 137 m<sup>2</sup> duplex, with a 45 m<sup>2</sup> terrace, is nestled on the top floor (5th) of a small condominium, offering...

# At a Glance

<b>Reference</b> MFH-PARIS7861-C4	Near to	Bourg La Reine	<b>Price</b> €950,000
Bed 3	Bath	1	Hab.Space 137.57 sqm
	Pool	No	Land Tax N/A
			1

#### **Property Description**

Located in the heart of Bourg-la-Reine, this superb 137 m<sup>2</sup> duplex, with a 45 m<sup>2</sup> terrace, is nestled on the top floor (5th) of a small condominium, offering a unique and privileged living environment.

In a 1960s building, accessible by elevator, this apartment immediately seduces with its exceptional brightness thanks to its many openings to the outside: two balconies and a large terrace. Each space is bathed in light throughout the day, creating a soothing and warm atmosphere.

Completely renovated with noble materials and featuring a refined decoration, this apartment combines elegance and functionality.

As soon as you enter, the magic happens: on the left, a large living room with dining room opens onto a sunny balcony, extending the charm of this friendly room. The kitchen, entirely independent, is perfectly designed to combine style and practicality.

To the right of the entrance, the sleeping area consists of two beautiful bedrooms, as well as a master suite with bathroom, dressing room and access to a private balcony. An additional shower room completes this level.

On the upper floor, an elegant staircase leads to a bright room, ideal for an office or a fourth bedroom, with direct access to a superb 45 m<sup>2</sup> terrace, not overlooked. This outdoor space is ideal for sharing special moments with family or friends.

The care taken in the layout, with solid exotic wood parquet, as well as the numerous storage spaces, optimize each square meter, thus offering a living environment that is both comfortable and functional, perfect for a family.

Finally, this exceptional apartment benefits from a box and a cellar, completing this rare

property on the market.

Located a stone's throw from shops, schools and transport.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between euros1,890 and euros2,600.

ANDRÉ - RSAC : - Nanterre Condominiums of 40 units (No proceedings in progress).

Annual expenses : 4100 euros.

Summary		<b>Key Information</b>	
Property type:	Apartment	Year Built:	1960
Bedrooms:	3	Internal Area:	137.57 sqm
Bathrooms	1	Property Features:	
Price	€950,000	• Balcony: 2	

#### **Location: Paris Ile-de-France**



# Gallery



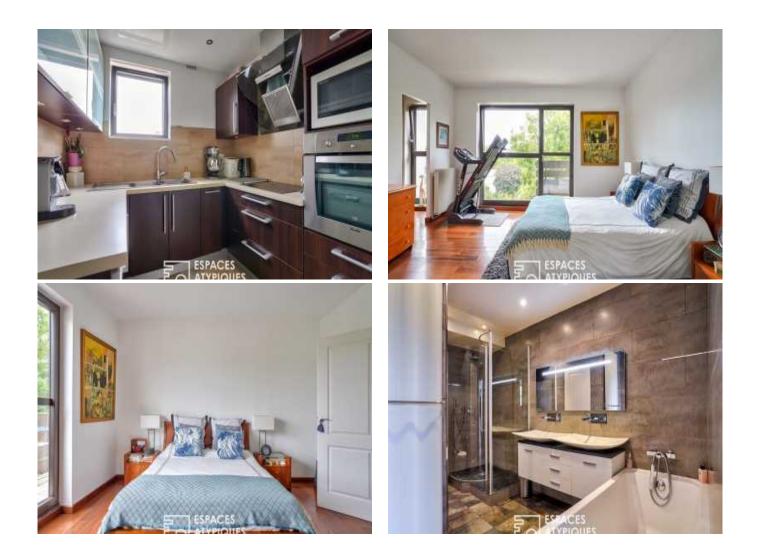












THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

# Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

## **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved