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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**



€950,000

inc. of agency fees

3 Beds 1 Baths 137.57 sqm

Located in the heart of Bourg-la-Reine, this superb 137 m² duplex, with a 45 m² terrace, is nestled on the top floor (5th) of a small condominium, offering...

At a Glance

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

Property Description

Located in the heart of Bourg-la-Reine, this superb 137 m² duplex, with a 45 m² 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 m² 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

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€950,000

Key Information

Year Built:	1960
Internal Area:	137.57 sqm
Property Features:	
	• Balcony: 2

Location: Paris Ile-de-France



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S. and L. BROWN



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