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## House project with extension - Place Pereire / Porte de Champerret

Paris , Paris , Paris Ile-de-France



ÉTATS PROJETÉS



**€990,000**

inc. of agency fees

4 Beds      2 Baths      102 sqm

Nestled in a tree-lined courtyard, in absolute calm, this future 102 sqm house on three levels, with a terrace, offers a quality of life rare in Paris....

### At a Glance

**Reference** MFH-PARIS9230-C2

**Near to** Paris

**Price** €990,000

**Bed** 4

**Bath** 2

**Hab.Space** 102 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Nestled in a tree-lined courtyard, in absolute calm, this future 102 sqm house on three levels, with a terrace, offers a quality of life rare in Paris.

This do-it-yourself project, for which the building permit has been filed, cleared of any appeals and validated by the co-ownership, offers a true living space, bathed in light and open to the outside.

It will accommodate beautiful volumes divided between the living spaces and the sleeping areas.

The future reception room, located on the first floor, will benefit from exceptional brightness thanks to its 5 windows and will open onto a southwest-facing terrace.

On the upper floor, two spacious and bright bedrooms will share a bathroom, and a planted terrace will provide additional breathing space for the project.

The courtyard level, with a surface area of 35.21 sqm Carrez, constitutes the base of this house: today a room, it can be kept as an independent space or joined to the two upper floors to create a cohesive whole, according to your needs.

This project is fully customizable: you can choose the interior fittings, design your spaces according to your desires, and select the materials that will set the tone of your future home.

The total price of the project is EUR990,000, divided between EUR631,000 for the existing building, the building permit and the right to increase the height, and EUR359,000 for the construction and development work.

This rare and modular project is a unique opportunity for lovers of renovation and personalization.

Metro Porte de Champerret Line 3

+33 6 23 54 34 32

Condominiums of 26 units (No proceedings in progress).

Annual expenses : 2789 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€990,000

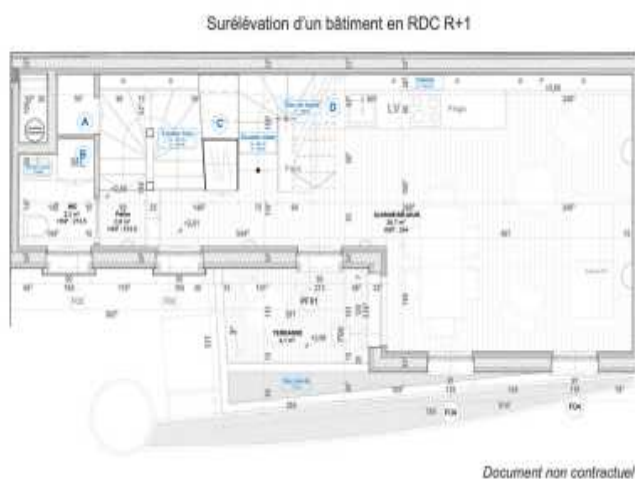
Key Information

Internal Area:	102 sqm
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Location: Paris Ile-de-France



## Gallery



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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