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## Duplex in the hyper center of Romainville

Romainville , Seine-Saint-Denis , Paris Ile-de-France



**€695,000**

inc. of agency fees

3 Beds

170.6 sqm

Located between Carnot and Serge Gainsbourg, a stone's throw from Romainville's Marché du Centre, this charming duplex spans 170.60 m<sup>2</sup> of floor space...

### At a Glance

**Reference** MFH-PARIS10957

**Near to** Romainville

**Price** €695,000

**Bed** 3

**Pool** No

**Hab.Space** 170.6 sqm

**Land Tax** N/A

### Property Description

Located between Carnot and Serge Gainsbourg, a stone's throw from Romainville's Marché du Centre, this charming duplex spans 170.60 m<sup>2</sup> of floor space (128.02 m<sup>2</sup> Carrez law). Nestled on the top floors of a condominium without an elevator, it benefits from a shared garden. Combining an apartment and a former attic, this unique space combines charm and generous space.

On the 4th floor, the entrance leads to a dining room and a separate kitchen with a serving hatch. A hallway leads to a double corner living room, bathed in light thanks to its south-east exposure and numerous windows. A dressing room completes this level.

Upstairs, the redesigned and converted attic reveals an exposed timber frame and high ceilings. This level houses three bedrooms, including a master suite with an office, as well as a flexible space to suit your needs. A shower room, a laundry room with storage, and a separate toilet complete this level.

The architectural features, custom-made fittings, and high-quality materials make this living space unique in the area.

A cellar completes this property, which is subject to co-ownership status.

Metro line 11: Serge Gainsbourg 500 meters; Carnot 600 meters

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average annual energy costs for standard use, indexed to the years 2021, 2022, and 2023: between euros1,690 and euros2,320 (subscription included).

+33 6 64 01 30 43 EI - RSAC: Bobigny

Condominiums of 34 units (No proceedings in progress).

Annual expenses : 3013 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Price	€695,000

### Key Information

Internal Area:	170.6 sqm
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**Location: Paris Ile-de-France**



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**S. and L. BROWN**



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