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Apartment with terraces

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



€520,000

inc. of agency fees

3 Beds **2** Baths **108.34** sqm

Located on the edge of the Maladrerie district, in an architectural project initiated in 1975, this 108.34 m² (Carrez law) third-floor apartment with...

At a Glance

Reference MFH-PARIS10515 **Near to** Aubervilliers **Price** €520,000

Bed 3 **Bath** 2 **Hab.Space** 108.34 sqm

Pool No Land Tax N/A

Property Description

Located on the edge of the Maladrerie district, in an architectural project initiated in 1975, this

108.34 m² (Carrez law) third-floor apartment with an elevator features two terraces (9 m² and

24 m²) and benefits from triple exposure.

The entrance opens onto a bright, dual-aspect living room opening onto the kitchen, totaling

64 m². This space is extended on either side by two terraces: the first, 23 m², faces southwest,

and the second, 9 m², is planted.

Three bedrooms separated by bay windows that let in natural light, a bathroom, a shower

room, and a separate toilet complete the property.

The generous volumes, the quality of the materials, and the light give this space a warm and

welcoming atmosphere.

A double garage completes this property, subject to co-ownership status, which benefits from

a shared garden.

Metro: Fort d'Aubervilliers, 600 meters away.

ENERGY CLASS: E / CLIMATE CLASS: B

Estimated average annual energy costs for standard use, indexed to 2021, 2022, and 2023:

between euros2,610 and euros3,580 (subscription included).

Utilities include heating.

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RSAC (Registered Service of the French National Association of Registered Utilities): Paris

Condominiums of 120 units (No proceedings in progress).

Annual expenses: 4524 euros.

Summary

Property type: Apartment

3

Bedrooms:

Bathrooms 2

Price €520,000

Key Information

Internal Area: 108.34 sqm

Location: Paris Ile-de-France



Gallery













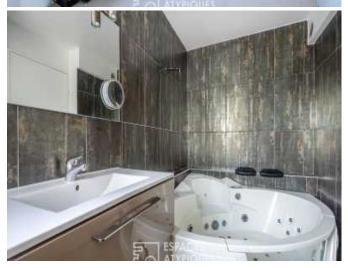
















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