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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
Bedrooms:	3
Bathrooms	2
Price	€520,000

Key Information

Internal Area:	108.34 sqm
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Location: Paris Ile-de-France



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S. and L. BROWN



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