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Very large apartment in the heart of Clichy

Clichy , Hauts-de-Seine , Paris Ile-de-France



€1,690,000

inc. of agency fees

4 Beds 1 Baths 209 sqm

In the heart of Clichy, just steps from the town hall, nestled behind a small building, lies this 209.34 m² (244 m²) Carrez law apartment built around...

At a Glance

Reference MFH-PARIS6506-C4

Near to Clichy

Price €1,690,000

Bed 4

Bath 1

Hab.Space 209 sqm

Pool No

Land Tax N/A

Property Description

In the heart of Clichy, just steps from the town hall, nestled behind a small building, lies this 209.34 m² (244 m²) Carrez law apartment built around a courtyard of approximately 70 m².

This unique project is the result of the renovation of several workshops, now transformed into a unique and extraordinary home.

Passing the building's lobby, an imposing gate reveals a true haven of peace with its lovely tree-lined courtyard featuring a dining area, a garden lounge on the terrace, and an ornamental fountain.

The apartment entrance, embellished by a master glassmaker's beautiful stained-glass windows, opens onto a vast 69 m² living space built around a beautiful custom-designed wrought iron staircase illuminated by a glass roof. It separates the kitchen and dining room from the living room, which features a fireplace.

Upstairs, a wrought iron-lined passageway leads to three bedrooms (one with its own bathroom) and a large landing leading to an attic office. This leads to a second bathroom bathed in light thanks to its large skylight, a laundry room, and a toilet.

Finally, you reach the large 24m² master bedroom (Carrez law), whose half-timbered walls lend undeniable charm. The bedroom provides access to the attic (34m² floor space) and leads to a spacious bathroom with a shower and a 4-person spa, opening onto a charming balcony overlooking the courtyard.

A large 12m² shed completes this property, providing additional storage space and space for bicycles and scooters.

The tranquility, the house-like feel, and the generous volumes make this property extremely rare in the area and ideal for a family seeking space and peace in the heart of Clichy.

Extremely well served by public transport: Mairie de Clichy metro station is a 5-minute walk, the Paris Courthouse and Porte de Clichy are 12 minutes away, and the Clichy/Levallois line L is 10 minutes away.

Town Hall, shops, and Ste. Marguerite school are all nearby.

Property subject to the co-ownership system.

ENERGY CLASS: D / CLIMATE CLASS: B.

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros2,530 and euros3,480.

Information on the risks to which this property is exposed is available on the Géorisques website:

YON - - EI - RSAC: Nanterre.

Condominiums of 24 units (No proceedings in progress).

Annual expenses : 5564 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,690,000

Key Information

Internal Area:	209 sqm
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Location: Paris Ile-de-France



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S. and L. BROWN



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