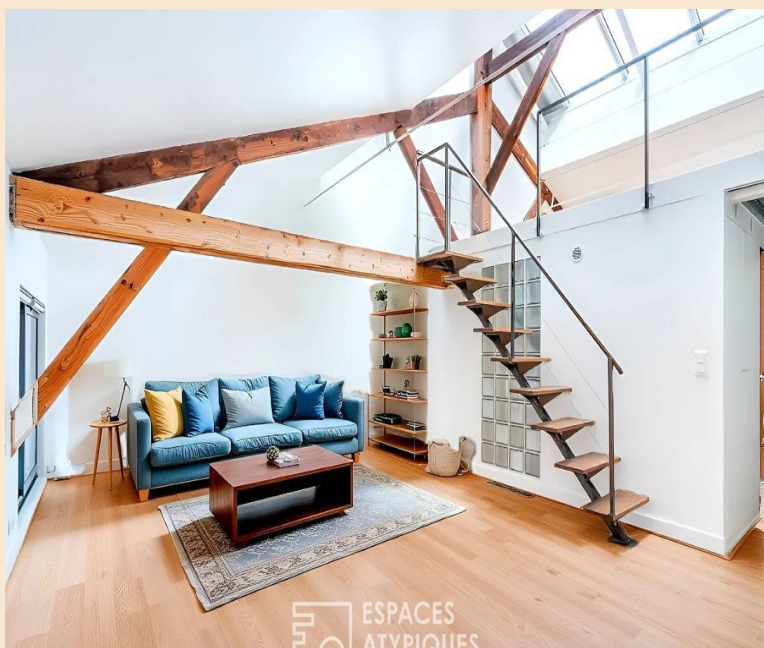


[Click to view MFH-PARIS11148](#)

Duplex with terrace

Le Pre Saint Gervais , Seine-Saint-Denis , Paris Ile-de-France



€649,000

inc. of agency fees

2 Beds 1 Baths 100 sqm

Located a short walk from the center of Pré-Saint-Gervais, in a former printing house, this 99.99 m² duplex apartment (84.42 m² Carrez law) is located...

At a Glance

Reference MFH-PARIS11148

Bed 2

Near to Le Pre Saint Gervais

Bath 1

Pool No

Price €649,000

Hab.Space 100 sqm

Land Tax N/A

Property Description

Located a short walk from the center of Pré-Saint-Gervais, in a former printing house, this 99.99 m² duplex apartment (84.42 m² Carrez law) is located on the first (top) floor and benefits from a 37 m² south-facing terrace.

The entrance opens onto a living room with an open kitchen totaling 33 m², extended by a 37 m² terrace enjoying ideal exposure.

Upstairs, a 26 m² room, which can be adapted to suit your needs, is topped with an exposed roof structure at a height of 4.60 meters. Above, a mezzanine overlooks the entire building. This level is bathed in light thanks to numerous openings.

A hallway leads to a bedroom, a bathroom with a shower, and a separate toilet.

The tranquility, generous space, and multiple layout possibilities make this living space unique in the area.

A covered parking space completes this property, which is subject to co-ownership status.

Metro line 5: Hoche, 600 meters away

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average annual energy costs for standard use, indexed to 2021, 2022, and 2023: between euros1,270 and euros1,780 (subscription included)

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

Condominiums of 110 units (No proceedings in progress).

Annual expenses : 3328 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€649,000

Key Information

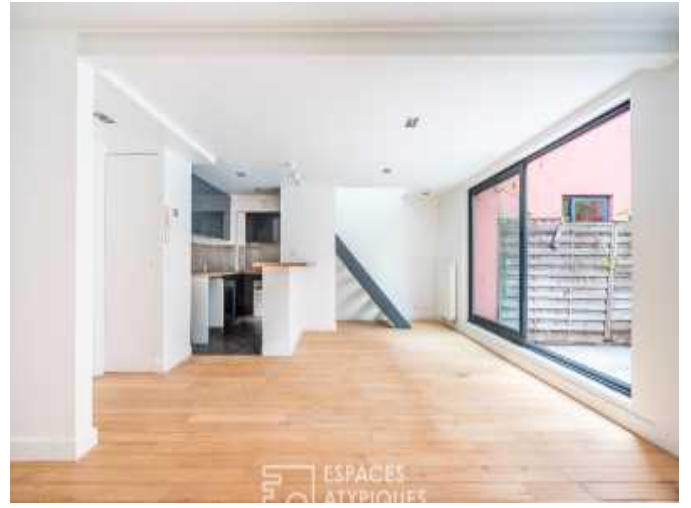
Internal Area:	100 sqm
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Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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