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Duplex with mezzanine

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



€585,000

inc. of agency fees

4 Beds 2 Baths 109.09 sqm

In Montreuil, in the heart of the Branly-Boissière district, perched on the top floor of a small condominium, this 109.09 m² duplex (Carrez law) displays...

At a Glance

Reference MFH-PARIS11720

Near to Montreuil

Price €585,000

Bed 4

Bath 2

Hab.Space 109.09 sqm

Pool No

Land Tax N/A

Property Description

In Montreuil, in the heart of the Branly-Boissière district, perched on the top floor of a small condominium, this 109.09 m² duplex (Carrez law) displays its spaciousness and bright atmosphere like a house built on high ground.

The apartment opens onto a functional entrance hall with two large built-in closets, extending into a pantry.

The soul of the apartment is immediately revealed in the 45 m² dual-aspect living room: a generous space under a cathedral ceiling, where light enters at every moment of the day.

The separate and functional eat-in kitchen provides a pleasant space for everyday use.

A first, peaceful bedroom and a bathroom with WC complete this level.

Upstairs, a mezzanine overlooks the living room, offering a flexible space to suit your needs: a reading nook, office, or guest bedroom can be improvised.

Two additional bright bedrooms and a second bathroom with a toilet complete this level, ensuring comfort and an ideal layout for family life.

A cellar and a garage complete this property's amenities.

A duplex combining generous space, light, and functionality, in a neighborhood appreciated for its tranquility and proximity to amenities.

Line 11: La Dhuys, 800 meters away

ENERGY CLASS D / CLIMATE CLASS B.

Estimated average annual energy expenditure for standard use, based on energy prices for

2022, 2023, and 2024: between euros1,970 and euros2,710.

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RSAC Meaux

Condominiums of 117 units (No proceedings in progress).

Annual expenses : 2000 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€585,000

Key Information

Internal Area:	109.09 sqm
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Location: Paris Ile-de-France



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S. and L. BROWN



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