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## Family duplex with balcony and breathtaking view in the heart of Meudon

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



# €850,000

inc. of agency fees

4 Beds      1 Baths      124 sqm

Ideally located in the heart of Meudon, a few steps from transport, shops and schools, this duplex family apartment is nestled on the top two floors of...

### At a Glance

Reference	MFH-PARIS9587-C4	Near to	Meudon	Price	€850,000
Bed	4	Bath	1	Hab.Space	124 sqm
		Pool	No	Land Tax	N/A

### Property Description

Ideally located in the heart of Meudon, a few steps from transport, shops and schools, this duplex family apartment is nestled on the top two floors of a charming building from the beginning of the 20th century, whose character has been carefully preserved. A true haven of tranquility, it benefits from unobstructed views of Parisian monuments and the surrounding landscapes.

With 124 m<sup>2</sup> Carrez, the apartment opens onto a large entrance that harmoniously distributes the reception rooms. The 29 m<sup>2</sup> living room, bathed in light thanks to its two large windows, is distinguished by its 3.20 m high ceiling, its refined moldings and its Hungarian-point parquet flooring, all details that bear witness to the charm of yesteryear. This living room opens onto a pleasant 10 m<sup>2</sup> balcony, a true outdoor extension, which offers a breathtaking panoramic view of the surroundings. A unique setting to savor the tranquility of the place.

The entrance also serves a separate, functional and well-appointed kitchen, and a warm dining room ideal for family meals. A first bedroom of 15 m<sup>2</sup>, equipped with custom-made storage cupboards, completes this level. It also benefits from access to the balcony and this breathtaking view.

A spiral staircase leads to the upper floor, dedicated to the sleeping area. The latter offers three beautiful bedrooms with generous volumes, all decorated with their period parquet flooring and benefiting from this view, the real common thread of the apartment. Two of them have built-in cupboards, and the whole is completed by a family bathroom, equipped with both a bathtub and a shower.

Two cellars complete the services of this apartment which elegantly combines the charm of the old, the functionality of a family property and unobstructed views that invite themselves into each room. A true haven of peace, it offers a unique living environment, combining tranquility and proximity to amenities, in the heart of Meudon.

Finally, an independent studio of 14.5 m<sup>2</sup>, with shower room and WC, is offered in addition. The latter, which can be connected to the upper floor of the duplex, offers multiple possibilities: fifth bedroom, office or independent accommodation.

Meudon train station (line N) at 500m

Meudon Val Fleury train station (RER C) at 700m

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between euros2,070 and euros2,840.

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

- - EI - RSAC: - Versailles.

Condominiums of 37 units (No proceedings in progress).

Annual expenses : 4768 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€850,000

Key Information

Year Built:	1900
Internal Area:	124 sqm
Property Features:	
•	Balcony: 1

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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