

[Click to view MFH-PARIS11811](#)

Top floor duplex with balconies and unobstructed view

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



€1,332,000

inc. of agency fees

2 Beds

141 sqm

Ideally located in Vieux Puteaux, this new development built on an existing building offers a superb duplex located on the third and fourth (and top)...

At a Glance

Reference MFH-PARIS11811

Near to Puteaux

Price €1,332,000

Bed 2

Pool No

Hab.Space 141 sqm

Land Tax N/A

Property Description

Ideally located in Vieux Puteaux, this new development built on an existing building offers a superb duplex located on the third and fourth (and top) floors (no elevator) of a small co-ownership of six residential units. It measures nearly 146 m² (1,600 sq ft) of floor space, including just over 141 m² (1,600 sq ft) of living space.

The first level features a beautiful entrance hall (which could be used for storage and an office space), a separate toilet, and a nearly 26 m² (280 sq ft) suite (with the possibility of creating two bedrooms) extended by a first balcony and a double bathroom.

The upper level opens onto an impressive and spacious 68 m² (700 sq ft) living room with an open kitchen, extended by a second south-facing balcony with unobstructed views. A guest toilet and a second suite with its adjoining bathroom complete this level.

Peace, natural light, generous space, and unobstructed views are all part of this duplex, featuring high-quality features and plenty of optimized storage space. This property also features dual-flow reversible air conditioning and underfloor heating in the bathrooms. This development, which meets the latest standards, benefits from a structural damage warranty, a ten-year warranty, and reduced notary fees.

A spacious 12 m² basement cellar is also attached to this apartment, and two parking spaces are available for rent in the immediate vicinity of the building.

Puteaux train station (Transilien L and U lines and tram T2 at one stop from La Défense) is 616 meters away.

Bus lines 93, 144, and 157 are 250 meters away.

Bus lines 175 are 350 meters away.

Le Buséolien bus is 250 meters away.

ENERGY CLASS: B / CLIMATE CLASS: A.

Estimated average annual energy costs for standard usage, based on average energy prices indexed for 2021, 2022, and 2023 (including subscription): between euros1,080 and euros1,540.

- +33 6 98 46 19 75.

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 2033.76 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€1,332,000

Key Information

Year Built:	2024
Internal Area:	141 sqm

Location: Paris Ile-de-France



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved