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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

Bed 2

Pool No

Price €1,332,000

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









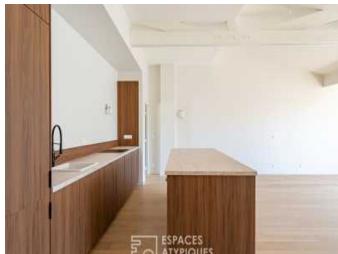






























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