Click to view MFH-PARIS11842-C1

Architect-designed triplex with a house-style feel and a lush garden

Levallois Perret, Hauts-de-Seine, Paris Ile-de-France



€1,550,000

inc. of agency fees

4 Beds **1** Baths **150** sqm

In the Wilson-Rivay
neighborhood, close to all
amenities (transport, shops,
schools), a beautiful architectdesigned triplex was built in
2005, totaling...

At a Glance

Reference MFH-PARIS11842-C1 **Near to** Levallois Perret **Price** €1,550,000

Bed 4 Bath 1 Hab.Space 150 sqm

Pool No Land Tax N/A

In the Wilson-Rivay neighborhood, close to all amenities (transport, shops, schools), a beautiful architect-designed triplex was built in 2005, totaling 166 m² (1,800 sq ft), extending into a 25 m² (270 sq ft) garden with beautiful vegetation.

Spread over 138 m² (1,400 sq ft) of floor space, including 137 m² (1,400 sq ft) under the Carrez law for the three levels, it benefits from a 28 m² (28 sq ft) basement accessible from the ground floor living area; a weighted floor area of ??150 m² (1,600 sq ft).

The ground floor is dedicated to the main room with a semi-open kitchen and extending into the garden.

The first floor features a beautiful mezzanine library, a guest toilet, a bedroom with a bathroom and toilet, and a master suite (with a shower room and dressing room) overlooking the canopy of the garden. The second floor provides access to a large 26 m² room currently used as a living room/office (possibility of converting into a suite or creating two bedrooms). A bathroom with a toilet completes this level.

Peace, spaciousness, and lovely views characterize this unique living space with a home-like feel.

This property is part of a very small co-ownership of 3 residential lots with low maintenance charges.

Possibility of purchasing a parking space 300 meters away for euros27,000 in addition to the price.

Louise Michel metro station is 420 meters away.

Bus 94 is 100 meters away.

Bus 174 is 200 meters away.

Bus 165 and Noctilien (N16 and N52) are 300 meters away.

ENERGY CLASS: D / CLIMATE CLASS: D.

Estimated average annual energy costs for standard use, based on 2021 energy prices: between euros1,480 and euros2,070.

- +33 6 98 46 19 75 / RSAC: .

Condominiums of 5 units (No proceedings in progress).

Annual expenses: 1200 euros.

Summary

Property type: Apartment

Bedrooms: 4

Bathrooms 1

Price €1,550,000

Key Information

Year Built: 2004

Internal Area: 150 sqm

Location: Paris Ile-de-France



Gallery













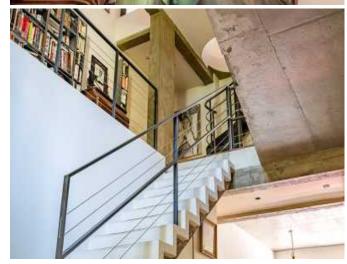










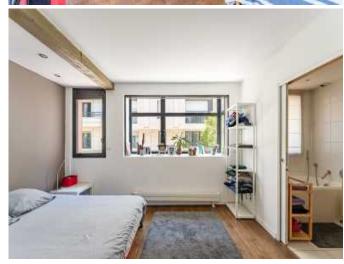


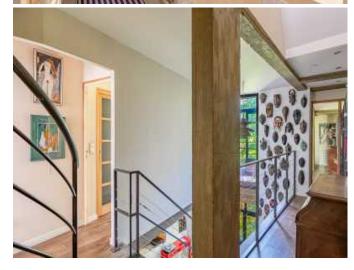
















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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 calling 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