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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 architect-designed 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

Property Description

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 euros 27,000 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



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S. and L. BROWN



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