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Duplex redesigned by architect

Bagnolet , Seine-Saint-Denis , Paris Ile-de-France



€400,000

inc. of agency fees

2 Beds

90 sqm

Located on the border of Paris and Les Lilas, this duplex of 90 sqm on the ground (60.25 sqm Carrez) redesigned by architect takes place on the first and last floor of a small condominium. A private staircase...

At a Glance

Reference MFH-PARIS4521EP

Near to Bagnolet

Price €400,000

Bed 2

Pool No

Hab.Space 90 sqm

Land Tax N/A

Property Description

Located on the border of Paris and Les Lilas, this duplex of 90 sqm on the ground (60.25 sqm Carrez) redesigned by architect takes place on the first and last floor of a small condominium.

A private staircase leads to the first floor and opens onto an extended entrance to a 31 sqm living room with fully bespoke open kitchen. A shower room and a separate toilet complete this level.

Upstairs are two bedrooms with skylights.

The calm, the tailor-made fittings and the light make this property unique and conducive to entertaining.

A cellar completes this property subject to the status of co-ownership with the voluntary trustee benefiting from low charges.

Metro: Mairie des Lilas at 900 meters. Tram: Adrienne Bolland at 600 meters.

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

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for a standard, based on energy prices for 2021: between EUR1,120 and EUR1,580

RSAC: P

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 384 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€400,000

Key Information

Internal Area:	90 sqm
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Location: Paris Ile-de-France



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