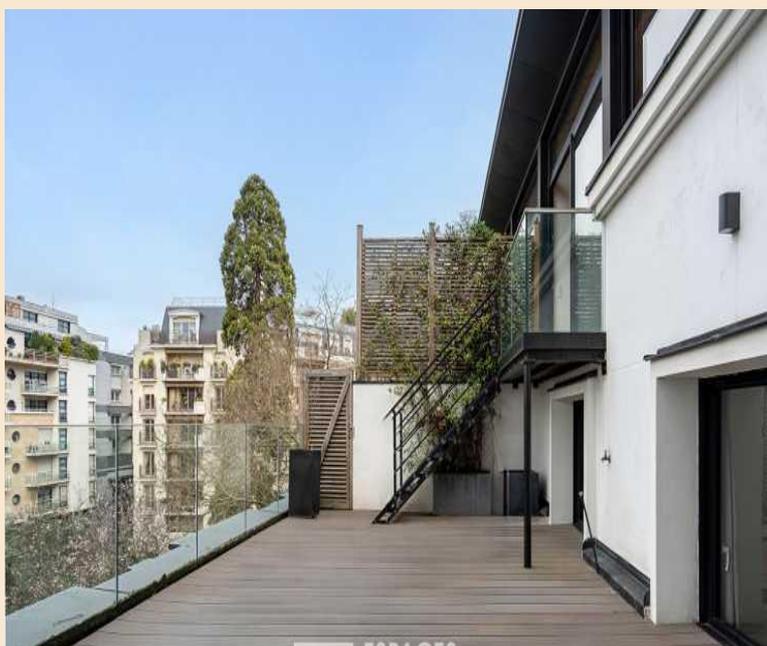


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Duplex with terrace in an Art Deco building in Mairie d'Issy

Issy Les Moulineaux , Hauts-de-Seine , Paris Ile-de-France



€1,095,000

inc. of agency fees

3 Beds 1 Baths 86.15 sqm

Ideally located a stone's throw from Issy Town Hall, this inverted duplex is located on the second and last floor of a high-end building resulting from the rehabilitation of the former social security...

At a Glance

Reference	MFH-PARIS5037	Near to	Issy Les Moulineaux	Price	€1,095,000
Bed	3	Bath	1	Hab.Space	86.15 sqm
		Pool	No	Land Tax	N/A

Property Description

Ideally located a stone's throw from Issy Town Hall, this inverted duplex is located on the second and last floor of a high-end building resulting from the rehabilitation of the former social security of Issy-les-Moulineaux. It has a magnificent terrace offering panoramic views of the cityscape.

The contemporary rewriting faithful to the Art Deco spirit of this 1950s building, now called "Le Macassar", has made it possible to transform the offices into twelve exceptional accommodations with atypical volumes, perfectly furnished and high-end services.

The apartment opens onto a beautiful living room of 40 m² with very high ceilings and equipped with an open-plan kitchen with clean lines. This space is distinguished by its ceiling and wooden beams which bring warmth and character to the whole, all complemented by a wood stove. The large bay windows flood the room with natural light and open onto a splendid 36 m² terrace below and out of sight. Offering a clear view of the surrounding nature, this outdoor space allows you to fully enjoy the unique architecture of the building.

The lower level houses the sleeping area which consists of three bedrooms, two of which have storage space, a bathroom and a shower room. Each of the bedrooms has a pleasant view of the terrace.

This exceptional apartment located in the heart of 'Macassar' offers a unique living environment, between modernity and architectural heritage. With its generous volumes, its panoramic terrace and its high-end services, it embodies the perfect marriage between the charm of the past and contemporary comfort while benefiting from the proximity of Issy Town Hall and all amenities.

Apartment under ten-year warranty until 2027.

Metro Mairie d'Issy (line 12): 5 min walk

Shops: 5 min walk

ENERGY CLASS: C / CLIMATE CLASS: A

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros920 and euros1,290.

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

- - EI - RSAC: - Versailles.

Condominiums of 24 units (No proceedings in progress).

Annual expenses : 2628 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,095,000

Key Information

Year Built:	2017
Internal Area:	86.15 sqm

Location: Paris Ile-de-France



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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.

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C. BAUER – Sunday Times

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