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## Duplex and its garden in a former printing works

**Bagneux , Hauts-de-Seine , Paris Ile-de-France**



**€598,000**

inc. of agency fees

2 Beds

100 sqm

Located in Bagneux, this duplex offers 90m<sup>2</sup> Carrez law for a floor area of 102m<sup>2</sup> decorated with a charming garden. This property comes from the rehabilitation of an old industrial-style printing works...

### At a Glance

**Reference** MFH-PARIS5931

**Bed** 2

**Near to** Bagneux

**Pool** No

**Price** €598,000

**Hab.Space** 100 sqm

**Land Tax** N/A

### Property Description

Located in Bagneux, this duplex offers 90m<sup>2</sup> Carrez law for a floor area of 102m<sup>2</sup> decorated with a charming garden.

This property comes from the rehabilitation of an old industrial-style printing works into a small co-

ownership hidden from view. The volumes, the quality renovation, the brightness, and the calm will seduce you.

At the end of an alley, a gate gives access to the intimate and flowery garden. As soon as you enter, you will be seduced by the generous volumes, the quality of the materials and the calm which reign in this space. The living room of more than 45m<sup>2</sup> is bathed in light thanks to its large openings overlooking the garden, highlighting the American kitchen equipped with plenty of storage space. The high ceilings add to the appeal of this space. A bathroom on the ground floor completes this level.

On the first floor, the sleeping area is made up of a large landing with its mezzanine offering the possibility of an additional bedroom, a shower room, and two beautiful bedrooms with access to a balcony of approximately 12 m<sup>2</sup> to the open view.

A parking space completes this property subject to the co-ownership regime.

Close to schools and transport RER B Bagneux 700 m, Metro Line 4 Lucie Aubrac 15 min.

ENERGY CLASS: D / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2015: euros1,135.

Information on the risks to which this property is exposed is available on the G  orisques website :

Nad  ge: - EI - N  RSAC 892.863.226 - Paris

Condominiums of 61 units (No proceedings in progress).

Annual expenses : 2403 euros.

Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 2         |
| Price          | €598,000  |

Key Information

|                    |         |
|--------------------|---------|
| Year Built:        | 2007    |
| Internal Area:     | 100 sqm |
| Property Features: |         |
| • Balcony:         | 1       |
| Has a Garden       | Yes     |

Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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