**Click to view MFH-PARIS7019** 

## **High floor with balcony in Buttes Chaumont**

Paris, Paris, Paris Ile-de-France



**€620,000** 

inc. of agency fees

2 Beds

**56.53** sqm

In the immediate vicinity of the Parc des Buttes Chaumont, this 56.53m2 Carrez apartment with continuous balcony is located on the 5th floor accessible by elevator, of a beautiful freestone building from...

### At a Glance

**Reference** MFH-PARIS7019

Near to Paris

Bed 2

Pool No

**Price** €620,000

Hab.Space 56.53 sqm

Land Tax N/A

## **Property Description**

In the immediate vicinity of the Parc des Buttes Chaumont, this 56.53m2 Carrez apartment with continuous balcony is located on the 5th floor accessible by elevator, of a beautiful freestone building from 1900.

The entrance leads to a large living room of 32m2 with a contemporary kitchen open to the living room. The two large windows in this space give access to the 4m2 balcony with a view of the street trees.

On the courtyard side, this crossing apartment combining the character of the old and contemporary decoration, benefits from a 12m2 bedroom and an 8m2 office space converted into a second bedroom.

A shower room with laundry area and a separate toilet complete the package.

Located in the sought-after district of Laumière, its shops and on the edge of the Buttes Chaumont, this apartment in perfect condition is rare in the area.

A cellar completes this property subject to co-ownership status.

Metro: Laumière.

ENERGY CLASS: F/ CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros 1,230 and euros 1,710.

Georisks: .

0699003991

RSAC Bobigny: 981469745

Condominiums of 59 units (No proceedings in progress).

Annual expenses: 2135.48 euros.

**Summary** 

Property type: Apartment

Bedrooms: 2

Price €620,000

**Key Information** 

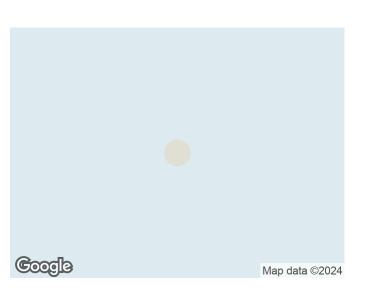
Internal Area: 56.53 sqm

Property Features:

• Balcony: 1

**Location: Paris Ile-de-France** 





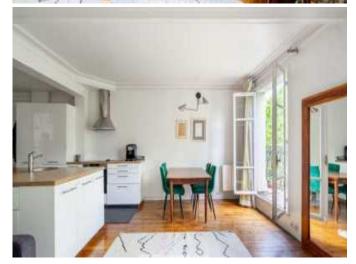
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#### C. BAUER – Sunday Times

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S. and L. BROWN



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