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## Duplex with terrace

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



# €525,000

inc. of agency fees

3 Beds    2 Baths    109.04 sqm

Located on the edge of La Maladrerie, this duplex on the second floor of 109.04m<sup>2</sup> Carrez is decorated with two terraces of approximately 12 and 24m<sup>2</sup>. In an architectural project initiated in 1975, take...

### At a Glance

**Reference** MFH-PARIS6866

**Bed** 3

**Near to** Aubervilliers

**Bath** 2

**Pool** No

**Price** €525,000

**Hab.Space** 109.04 sqm

**Land Tax** N/A

### Property Description

Located on the edge of La Maladrerie, this duplex on the second floor of 109.04m<sup>2</sup> Carrez is decorated with two terraces of approximately 12 and 24m<sup>2</sup>.

In an architectural project initiated in 1975, take place this duplex renovated by an architect.

The first level consists of a living room opening onto a kitchen equipped with a bar totaling 50m<sup>2</sup> and extended by a west-facing terrace of approximately 20m<sup>2</sup>. A bedroom, a shower room with a water closet completes the level.

A helical staircase leads upstairs which consists of a large dressing room, two bedrooms, one of which has access to a second terrace of approximately 12m<sup>2</sup>, and a bathroom with shower and an independent water closet .

The generous volumes, the quality of the materials and the light give this place a warm and friendly atmosphere.

A landscaped shared garden is accessible to co-owners.

ENERGY CLASS: E/ CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2020 is estimated at euros1,710.

Metro: Fort d'Aubervilliers 600m.

Subject to co-ownership status.

RSAC: Paris

Condominiums of 120 units (No proceedings in progress).

Annual expenses : 3628 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€525,000

### Key Information

Internal Area:	109.04 sqm
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### Location: Paris Ile-de-France



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