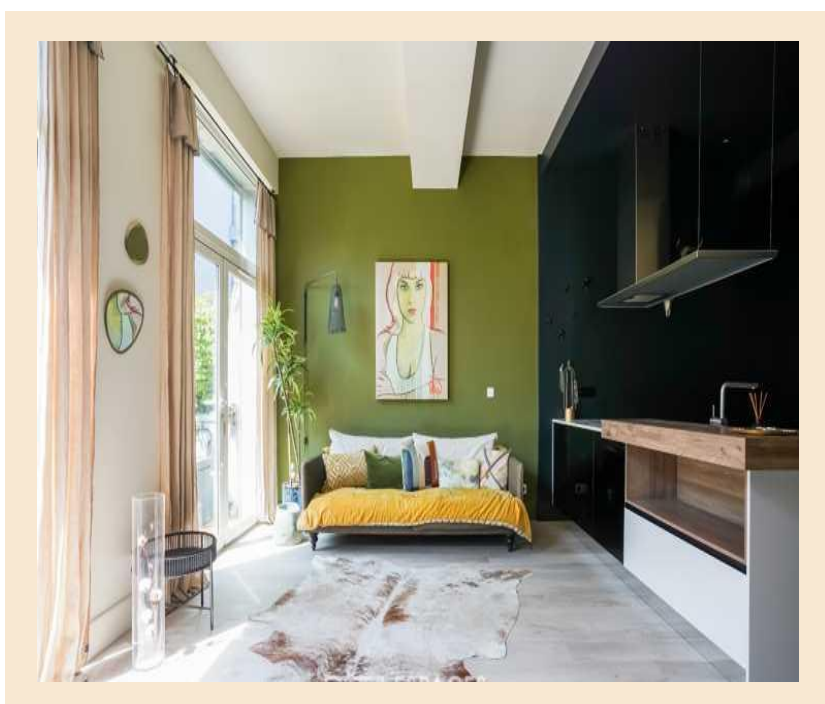


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Duplex and its garden in a former printing works

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



€598,000

inc. of agency fees

2 Beds

100 sqm

Located in Bagneux, this duplex offers 90m² Carrez law for a floor area of 102m² decorated with a charming garden. This property comes from the rehabilitation of an old industrial-style printing works...

At a Glance

Reference MFH-PARIS5931-C1

Near to Bagneux

Price €598,000

Bed 2

Pool No

Hab.Space 100 sqm

Land Tax N/A

Property Description

Located in Bagneux, this duplex offers 90m² Carrez law for a floor area of 102m² 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 45m² 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 m² 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 Géorisques website :

Nadège: - 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



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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