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## Apartment with a view of the Eiffel Tower, a stone's throw from the Town...

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



**€575,000**

inc. of agency fees

2 Beds

68.77 sqm

In the city center, less than two minutes walk from Montrouge Town Hall, a 68m<sup>2</sup> apartment, on the seventh and top floor of an 80s building in excellent condition. Benefiting from a classic distribution...

### At a Glance

**Reference** MFH-PARIS6858-C1

**Near to** Montrouge

**Price** €575,000

**Bed** 2

**Pool** No

**Hab.Space** 68.77 sqm

**Land Tax** N/A

### Property Description

In the city center, less than two minutes walk from Montrouge Town Hall, a 68m<sup>2</sup> apartment, on the seventh and top floor of an 80s building in excellent condition.

Benefiting from a classic distribution without loss of space, via an entrance opening onto an independent

equipped kitchen, a living room, two bedrooms, a toilet and a bathroom. The two bedrooms each have a window overlooking a large tree-lined courtyard and a view of the Eiffel Tower.

On the living room side, a large 7m<sup>2</sup> balcony allows you to enjoy an ideal north-south exposure and a clear view of the surrounding roofs.

The building, in a pleasant area of ??Montrouge, is run by a caretaker, has an intercom and a digital code. Close to all amenities less than 10 minutes on foot (schools - from nursery to high school - shops, restaurants, swimming pool), this apartment, ideal for a family or a couple wishing to host regularly, is sold with a cellar, and a parking space in a locked box.

Collective heating, optical fiber, upcoming installation (already voted and financed) of charging stations for electric vehicles in the building's parking lot.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,080 and euros1,500.

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

- - EI - RSAC: - Paris.

Condominiums of 119 units (No proceedings in progress).

Annual expenses : 2356 euros.

## Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 2         |
| Price          | €575,000  |

## Key Information

|                    |  |
|--------------------|--|
| Internal Area:     | 68.77 sqm  |
| Property Features: | <ul style="list-style-type: none"><li>Balcony: 1</li></ul> |

## Location: Paris Ile-de-France



## Gallery







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