

Click to view MFH-PARIS6858-C1

# 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 68m² apartment, on the seventh and top floor of an 80s building in excellent condition. Benefiting from a classic distribution...

#### At a Glance

Bed

**Reference** MFH-PARIS6858-C1

Near to Montrouge

No

2 Pool

**Price** €575,000

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 68m² 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 Géorisques 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** 

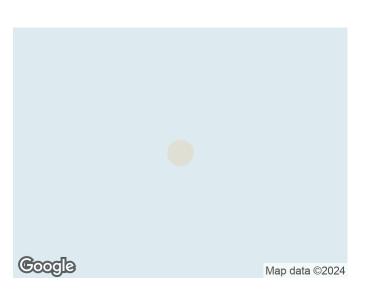
Internal Area: 68.77 sqm

Property Features:

• Balcony: 1

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





# Gallery











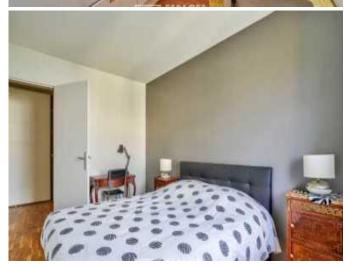


















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#### C. BAUER – Sunday Times

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S. and L. BROWN



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