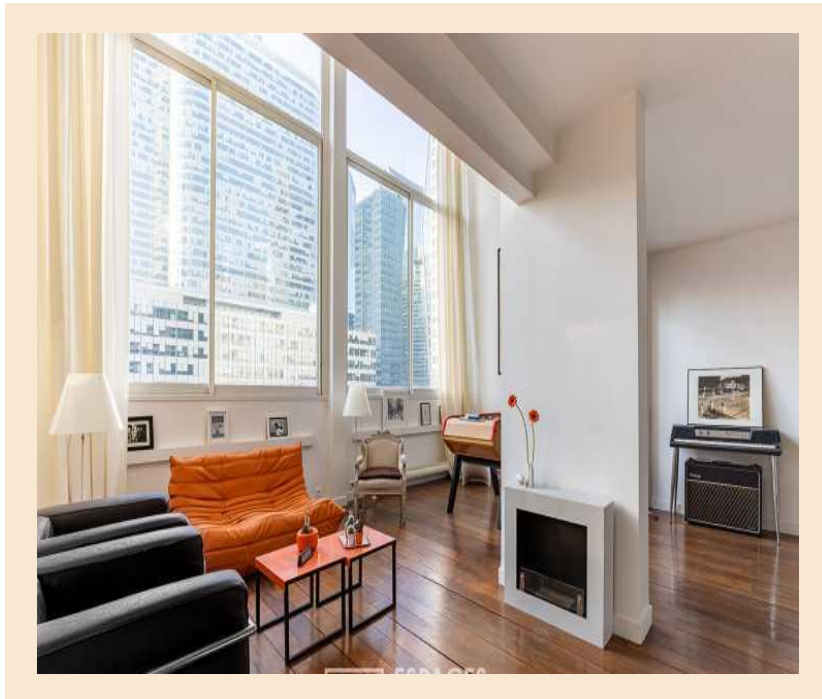


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Duplex in the center of La Défense

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



€850,000

inc. of agency fees

3 Beds 2 Baths 137 sqm

In the heart of the Esplanade de la Défense, close to all amenities and green spaces, this duplex of 137 m² (135 m² Carrez) with generous volumes is located on the 5th and 6th floor with elevator of 137...

At a Glance

Reference	MFH-PARIS5749-C1	Near to	Courbevoie	Price	€850,000
Bed	3	Bath	2	Hab.Space	137 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of the Esplanade de la Défense, close to all amenities and green spaces, this duplex of 137 m² (135 m² Carrez) with generous volumes is located on the 5th and 6th floor with elevator of 137 m² (135 m² Carrez) is inspired by the plans of Le Corbusier's apartment-workshop.

The entrance opens onto an exceptional living room of more than 50 m² bathed in light, thanks to a large 5m high glass roof offering a lovely panorama without vis-à-vis.

The kitchen open to the living room with cathedral ceiling, is fully equipped and has a central island for

convivial moments. Independent toilets complete this level.

The aerial staircase leads to a mezzanine which overlooks the living room, it is currently used as an office and TV corner. We discover the sleeping area composed of a first bedroom in the second day of 10 m², a dressing room, a walk-in shower room, a laundry area with toilet, a second bedroom of 14 m², as well as a third of almost 19 m² with open bathroom.

This very bright East-West crossing level offers beautiful volumes with storage.

A spacious cellar completes this property subject to the co-ownership regime.

Brightness, volume, calm are the main assets

Caretaker, heating, hot and cold water included in the amount of co-ownership charges.

Possibility of parking at the foot of the residence.

Esplanade de la Défense metro station (Line 1) 300m away

La Défense: Metro L1, T2, RER A, Tram L and U

Faubourg de l'Arche: T2

Project: Metro Line 15 West

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros1,480 and euros2,060

Information on the risks to which this property is exposed is available on the Géorisques website

- EI - Agent Commercial - RSAC: - PARIS

Condominiums of 275 units (No proceedings in progress).

Annual expenses : 6300 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€850,000

Key Information

Year Built:	1973
Internal Area:	137 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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