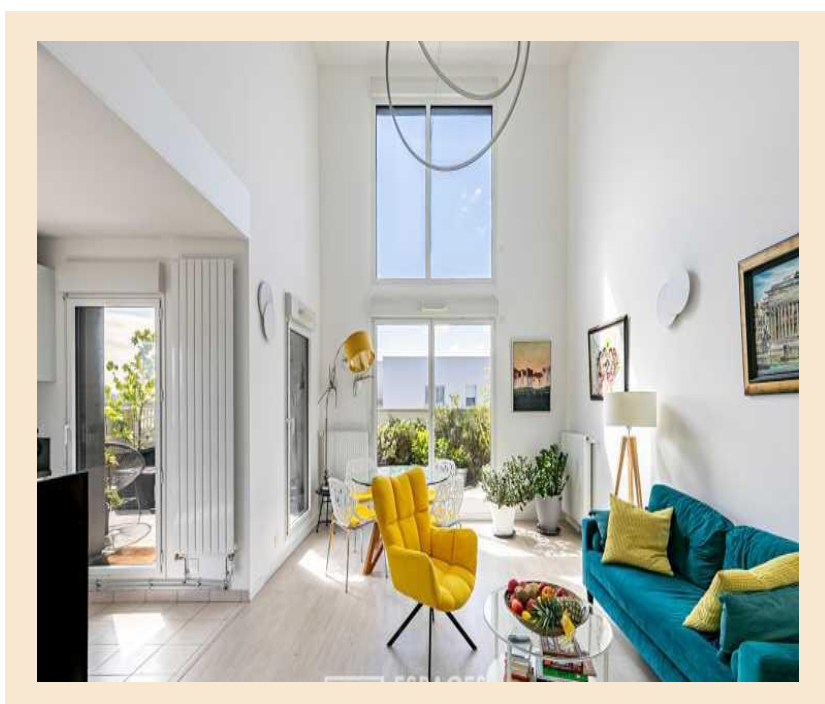


[Click to view MFH-PARIS6113](#)

Duplex on the top floor and its panoramic terrace

Villejuif , Val-de-Marne , Paris Ile-de-France



€699,000

inc. of agency fees

4 Beds 2 Baths 115.69 sqm

Located in the heart of a modern residence built in 2020 in a quiet and residential area of Villejuif, this 115m² duplex on the top floor has a panoramic view and triple exposure. Accessible by elevator...

At a Glance

Reference	MFH-PARIS6113	Near to	Villejuif	Price	€699,000
Bed	4	Bath	2	Hab.Space	115.69 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the heart of a modern residence built in 2020 in a quiet and residential area of Villejuif, this 115m² duplex on the top floor has a panoramic view and triple exposure.

Accessible by elevator from the 5th floor, the star-shaped entrance leads on one side to a large south-facing

living room with a cathedral ceiling of approximately 24m² and an open fitted and equipped kitchen of approximately 11m².

Access to the 38m² continuous terrace is possible from these 2 spaces and encourages receptions and moments with family or friends.

On the same level and on the other side of the entrance, a 13m² master suite with private bathroom and access to a private terrace as well as an independent toilet complete all the services on this floor.

The connecting staircase with the 1st level is accessible from the entrance to the apartment and leads to a landing and 3 bedrooms of 10m², 11m² and 12m² as well as a large bathroom with toilet.

The tree-lined terrace has an automatic drip system and offers a panoramic view of the wooded gardens of this quiet and modern residence.

2 adjoining parking spaces located in the basement of the building and directly accessible by elevator complete all the services.

Villejuif is one of the most dynamic municipalities in the south of Val de Marne.

It has 2 metro exits and a lively shopping city center.

The quality infrastructure and access to transport at the gates of Paris place it as an investment area for the next 10 years.

Although subject to the status of co-ownership.

Metro Villejuif - Louis Aragon (Line 7) : 15 minutes on foot

Shops : 5-10 minutes on foot

Schools and nurseries : 10 minutes on foot

ENERGY CLASS : C / CLIMATE CLASS : C.

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1080 and EUR1510.

RSAC : Créteil

Condominiums of 26 units (No proceedings in progress).

Annual expenses : 4344 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€699,000

Key Information

Year Built:	2019
Internal Area:	115.69 sqm

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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates