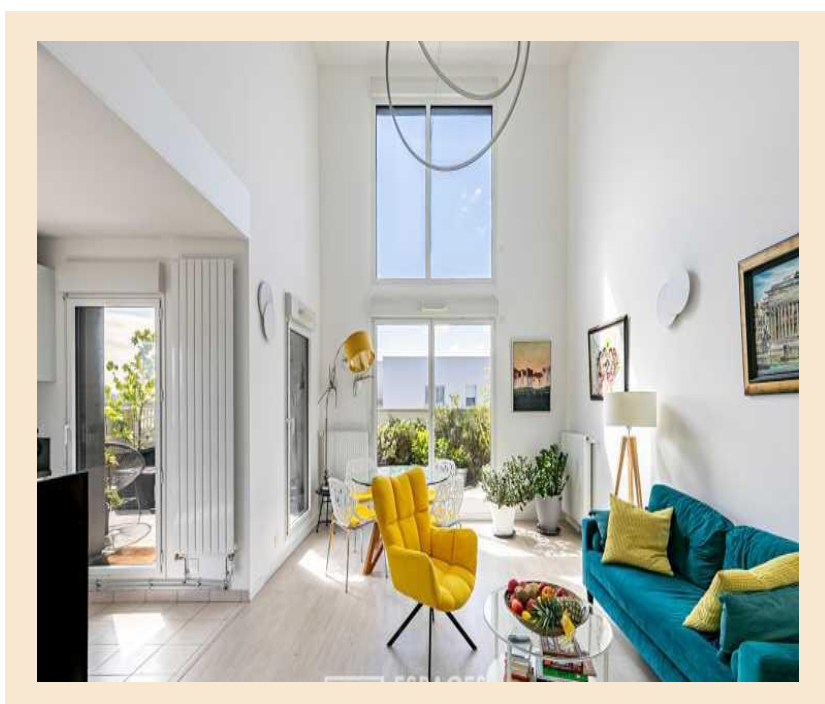


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## Duplex on the top floor and its panoramic terrace

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 115m<sup>2</sup> duplex on the top floor has a panoramic view and triple exposure. Accessible by elevator...

### At a Glance

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

### Property Description

Located in the heart of a modern residence built in 2020 in a quiet and residential area of Villejuif, this 115m<sup>2</sup> 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 24m<sup>2</sup> and an open fitted and equipped kitchen of approximately 11m<sup>2</sup>.

Access to the 38m<sup>2</sup> 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 13m<sup>2</sup> 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 10m<sup>2</sup>, 11m<sup>2</sup> and 12m<sup>2</sup> 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



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**C. BAUER – Sunday Times**

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