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Renovated duplex on the top floor - Epinettes-Batignolles

Paris , Paris , Paris Ile-de-France



€1,580,000

inc. of agency fees

3 Beds 1 Baths 120 sqm

Located just a few meters from the former Village des Batignolles, this bright duplex with a surface area of 119.23 m2 Carrez is on the fifth and top floor by elevator of an old building. This family...

At a Glance

Reference MFH-PARIS7196
Bed 3

Near to Paris
Bath 1
Pool No

Price €1,580,000
Hab.Space 120 sqm
Land Tax N/A

Property Description

Located just a few meters from the former Village des Batignolles, this bright duplex with a surface area of 119.23 m2 Carrez is on the fifth and top floor by elevator of an old building.

This family property benefiting from the charm of the old and a ceiling height of up to 4m20 has undergone a

complete contemporary renovation.

The entrance opens onto a double living space totaling 60 m², composed of a large dining room incorporating an elegant open fully equipped kitchen followed by a warm living room decorated with a functional fireplace facing the custom-made fittings that make up the library as well as a comfortable corner sofa.

Discreetly hidden behind a half-timbered partition, an office area with window has been fitted out. From there, you will access a mezzanine space that can be used for additional storage or extra sleeping.

The living space, not overlooked, is generously lit by large openings offering double zenithal and full South light.

A separate toilet completes this first level.

The sleeping area is on the lower floor, accessible by stairs from the dining room.

It consists of a hallway equipped with storage that serves a master bedroom and its cream-colored shower room, followed by two children's bedrooms, a bathroom with separate toilet and a spacious dressing room.

Every detail has been carefully thought out to offer a refined and functional living environment, where the charm of the old blends harmoniously with the contemporary.

This property resulting from the reunion of several lots benefits from a large cellar.

It is possible to acquire an additional studio in addition to the price of the apartment, ideal for welcoming guests or for an independent work space.

Metros La Fourche (line 13), Pont Cardinet (line 14) and Rome (line 2)

+33 6 23 54 34 32

Condominiums of 15 units (No proceedings in progress).

Annual expenses : 5325 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,580,000

Key Information

Internal Area:	120 sqm
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Location: Paris Ile-de-France



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