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Duplex loft in the heart of the Bruyères district

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



€860,000

inc. of agency fees

3 Beds 1 Baths 118 sqm

In the heart of the future Quartier Village Delage, in a magnificent listed and recently renovated industrial building, discover this 103.18 m² duplex loft (118 m² on the ground), located on the third...

At a Glance

Reference	MFH-PARIS7670	Near to	Courbevoie	Price	€860,000
Bed	3	Bath	1	Hab.Space	118 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of the future Quartier Village Delage, in a magnificent listed and recently renovated industrial building, discover this 103.18 m² duplex loft (118 m² on the ground), located on the third and last floor.

As soon as you enter, you will be greeted by a large space with storage, leading to a 48 m² living room where a cathedral living room in the Eiffel style, evoking the industrial character, and an elegant Italian Armony kitchen, for a contemporary touch, blend together. The large glass facades, the zenithal openings and the

glass roofs ensure visual continuity and exceptional brightness throughout the space.

Upstairs, accessible by a metal staircase from the living room, is the parental space composed of a bedroom with private bathroom.

Adjoining the living room is the children's area with a bathroom and upstairs two zenithal bedrooms with toilets.

This loft represents the perfect harmony between the historic charm of the building and modern comfort, ideal for a family looking for space and style.

An outdoor parking space is also included with the property. It is also equipped with reversible air conditioners to guarantee optimal comfort in all seasons.

The dynamic and booming district harmoniously combines homes and businesses, modernity and heritage, as well as city and nature. You will be in the immediate vicinity of the Bruyères park, a few minutes from the Bécon-les-Bruyères train station and the future Grand Paris Express station.

Property subject to the co-ownership regime, 140 lots including 48 residential lots, procedures in progress.

ENERGY CLASS: D / CLIMATE CLASS: A.

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros1,220 and euros1,700.

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

YON- - EI - RSAC: Nanterre.

Condominiums of 140 units

Annual expenses : 1432.2 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€860,000

Key Information

Year Built:	1960
Internal Area:	118 sqm

Location: Paris Ile-de-France



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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.

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C. BAUER – Sunday Times

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