

[Click to view MFH-PARIS7807](#)

Charming apartment with converted attic in the heart of Montrouge

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



€320,000

inc. of agency fees

1 Beds

34 sqm

Located in the pleasant Ferry district, this 34sqm Carrez apartment was completely renovated in 2023 and benefits from additional space with its fully converted attic. Nestled on the top floor of a 1920s...

At a Glance

Reference MFH-PARIS7807

Near to Montrouge

Price €320,000

Bed 1

Pool No

Hab.Space 34 sqm

Land Tax N/A

Property Description

Located in the pleasant Ferry district, this 34sqm Carrez apartment was completely renovated in 2023 and benefits from additional space with its fully converted attic.

Nestled on the top floor of a 1920s building in a quiet little street in old Montrouge, this property overlooking

the pretty tree-filled courtyard of the condominium and offering recent, quality amenities is ideal for those looking for peace and greenery in the inner suburbs.

The small entrance leads directly to a pleasant living room with an open-plan fitted kitchen, as well as an additional living room on the same level, all without vis-à-vis.

On either side, a ladder and a small staircase lead you to the bedroom and office space located in the cleverly reinvented attic, but whose distribution can be modulated, perfect for an artist or a couple without children wanting a charming little nest just a stone's throw from the capital.

Close to all shops and amenities, bus station 187/188 Léon Gambetta five minutes walk, Barbara metro station twelve minutes.

Gare Montparnasse 25 minutes by transport. A cellar completes this property.

Energy class: F / Climate class: B

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2024: between EUR960 and EUR1340.

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

David BURSTYN: - EI - N°RSAC - PARIS

Condominiums of 33 units (No proceedings in progress).

Annual expenses : 1450 euros.

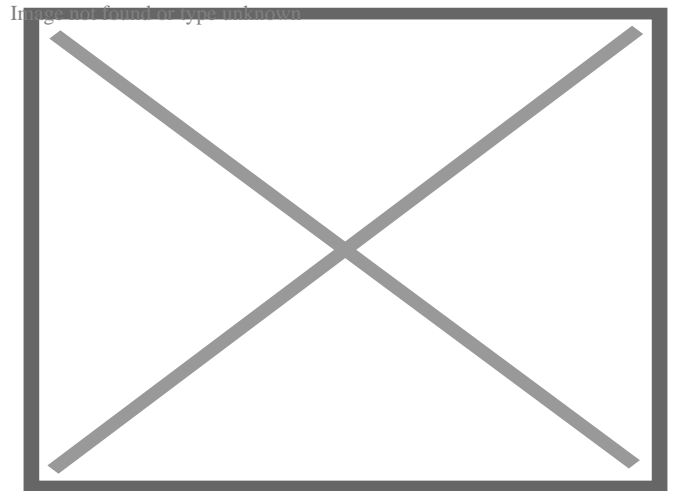
Summary

Property type: Apartment
Bedrooms: 1
Price: €320,000

Key Information

Internal Area: 34 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