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Townhouse style triplex

Ville D Avray , Hauts-de-Seine , Paris Ile-de-France



€680,000

inc. of agency fees

2 Beds

115 sqm

Located in the heart of downtown Ville-d'Avray, this 19th century triplex like a house, with its independent entrance, takes place in one of the oldest buildings in Ville d'Avray. It develops an area...

At a Glance

Reference	MFH-PARIS7593-C1	Near to	Ville D Avray	Price	€680,000
Bed	2	Pool	No	Hab.Space	115 sqm
				Land Tax	N/A

Property Description

Located in the heart of downtown Ville-d'Avray, this 19th century triplex like a house, with its independent entrance, takes place in one of the oldest buildings in Ville d'Avray. It develops an area of 96 m2 Carrez (115 m2 on the ground) spread over 3 levels. On the first floor there is a modular space consisting of a kitchen and a dining room. This is followed by a large landing with storage fitted with beautiful period beams, which leads to a 15 m2 en-suite bedroom with its shower room. The upper level lets you discover a magnificent cathedral living room of 32 m2 with 6m high ceilings, bathed in light thanks to its numerous openings and its

through layout, complete with a small extra kitchen. This room, particularly warm with its wooden floor at the bottom of the carriage, its fireplace and its beams, has an unobstructed view of Ville d'Avray. A bedroom with its private bathroom completes this level. On the top floor, a mezzanine of 17 m² on the ground with a bird's eye view of the living room can serve as an extra bedroom or office. An extension/raising project of 35 m² with terrace was carried out by an architect. This townhouse-style apartment brilliantly combines modernity and the charm of the old. The originality in its organization, also underlines the rarity of this house located in the heart of town close to shops, schools and transport. Sèvres-Ville-d'Avray station (Lines L and U): 700m International College of Sèvres: 15 min by bus La Fontaine du Roy College: 400m ENERGY CLASS: E - CLIMATE CLASS: B Estimated average amount of annual expenditure on energy for standard use, based on energy prices for the year 2021: between 1810 euros and 2500 euros per year. Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1100 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€680,000

Key Information

Year Built:	1870
Internal Area:	115 sqm

Location: Paris Ile-de-France



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