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## Townhouse style loft with terrace

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



**€990,000**

inc. of agency fees

3 Beds      1 Baths      166 sqm

Ideally located in Ville-d'Avray, near the town centre, the Fausses-Reposes forest and the Etangs de Corot, this 166 m2 triplex has been completely renovated to create a 166 m2 loft with quality. A separate...

### At a Glance

<b>Reference</b>	MFH-PARIS0860EY-C2	<b>Near to</b>	Ville D Avray	<b>Price</b>	€990,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	166 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in Ville-d'Avray, near the town centre, the Fausses-Reposes forest and the Etangs de Corot, this 166 m2 triplex has been completely renovated to create a 166 m2 loft with quality. A separate entrance serves, on the first floor, a magnificent plateau of 78 m2 with up to 4m high ceilings, bathed in light thanks to its many openings, where the charm of the old beams blends perfectly with contemporary decoration. The fitted and equipped kitchen is open to the living room where the lounge, dining room and office spaces are

harmoniously organized. This space overlooks a first terrace of 9 m<sup>2</sup>. A building permit has been granted for an additional 26 m<sup>2</sup> terrace, making a total of 35 m<sup>2</sup>. Continuing on from this plateau is a large 19 m<sup>2</sup> bedroom with its private bathroom. A laundry room completes this level. On the top floor are revealed two beautiful bedrooms of 17 and 18 m<sup>2</sup>, one of which has a balcony of 6 m<sup>2</sup>, a bathroom, and a dressing area. Parking space for rent in the immediate vicinity. This spacious loft, completely renovated with quality materials, perfectly combines modernity and the charm of the old, offering a friendly and unique place to live in the area. Sèvres - Ville-d'Avray station: 1.3km - 8 min by bus Shops 500m away Forest of Fausses-Reposes and Etangs de Corot nearby La Fontaine Du Roy College: 450m International College of Sèvres: 10 min by bus ENERGY CLASS : C - CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 1200 euros and 1690 euros per year.

Condominiums of 3 units (No proceedings in progress).

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€990,000

## Key Information

Internal Area:	166 sqm
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**Location: Paris Ile-de-France**



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**C. BAUER – Sunday Times**

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