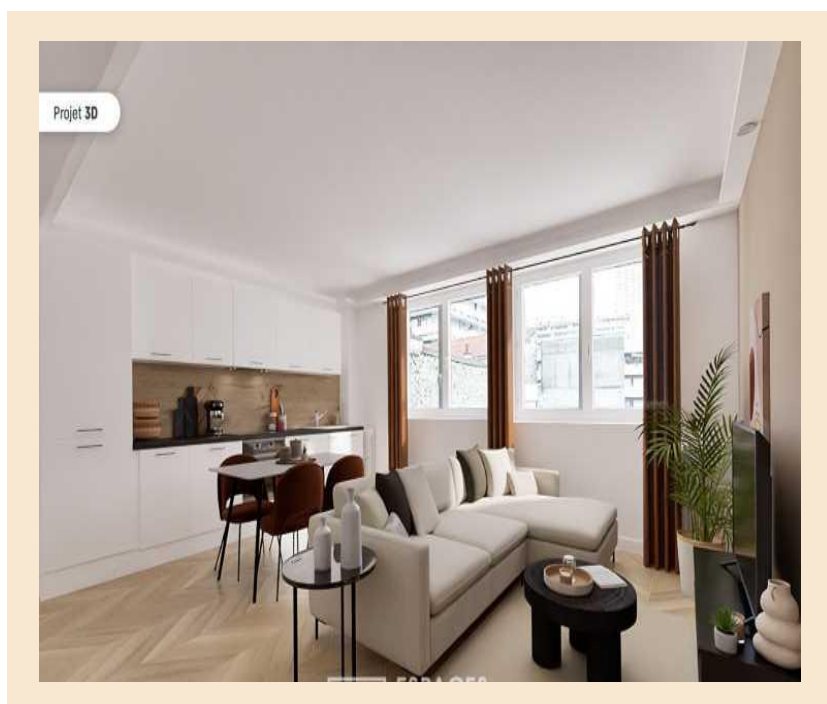


[Click to view MFH-PARIS6118-2](#)

## Beautiful architect renovation on Avenue d'Italie

Paris , Paris , Paris Ile-de-France



**€548,000**

inc. of agency fees

3 Beds

69.91 sqm

Located in the Maison Blanche district, a few minutes from line 14, on the 2nd floor with elevator of a 1960s building, nestles this charming apartment of almost 70 sqm (69.91 sqm Carrez), completely...

### At a Glance

**Reference** MFH-PARIS6118-2

**Bed** 3

**Near to** Paris

**Pool** No

**Price** €548,000

**Hab.Space** 69.91 sqm

**Land Tax** N/A

### Property Description

Located in the Maison Blanche district, a few minutes from line 14, on the 2nd floor with elevator of a 1960s building, nestles this charming apartment of almost 70 sqm (69.91 sqm Carrez), completely renovated in a contemporary style by an architect.

The entrance leads to a living room open to a kitchen whose resin worktop brings a resolutely modern note and is enhanced by oak parquet flooring. Continuing on, there are 3 bedrooms including a master suite with shower room.

The whole is dual-aspect, offering views of the avenue but also of the back of the building. The ideal location, the dual-aspect side and the modernity of this apartment make it a real "favorite" property. Heating is included in the charges. Metros: Maison Blanche or Tolbiac (line 14 and line 7)

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR640 and EUR920 per year.

Information on the risks to which this property is exposed is available on the Géorisques website for the areas concerned.

- EI - RSAC: 2021ACO1104 - PARIS

Condominiums of 78 units (No proceedings in progress).

Annual expenses : 3417 euros.

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €548,000

## Key Information

Internal Area: 69.91 sqm

## Location: Paris Ile-de-France



# Gallery







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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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