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Duplex with high-end services close to the Anatole France metro station

Levallois Perret , Hauts-de-Seine , Paris Ile-de-France



€1,420,000

inc. of agency fees

3 Beds 1 Baths 147 sqm

In a small condominium of an elegant building dating from 2018, this 147.02 m² Carrez duplex has an interior patio and benefits from quality services. As soon as you enter, the tone is set with this reception...

At a Glance

Reference	MFH-PARIS8768	Near to	Levallois Perret	Price	€1,420,000
Bed	3	Bath	1	Hab.Space	147 sqm
		Pool	No	Land Tax	N/A

Property Description

In a small condominium of an elegant building dating from 2018, this 147.02 m² Carrez duplex has an interior patio and benefits from quality services.

As soon as you enter, the tone is set with this reception area elegantly fitted out with Marotte cupboard

coverings by Christian Lacroix, as well as a guest toilet.

The first level is structured around an intimate 17m² green outdoor patio, a real extension of the living room that invites you to relax and have friendly moments.

The living room is distinguished by its beautiful volumes, with a surface area of 40 m², a ceiling height of 3.2 m and large bay windows that open onto the outside. It includes a double living room and an ultra-modern, fully equipped open kitchen, the harmony of which is enhanced by the solid oak parquet flooring that connects the two spaces.

On either side of the patio, two children's bedrooms, one with a mezzanine, sharing a first bathroom with WC.

A master suite consisting of a bedroom with its dressing room and its own shower room completes this level.

The lower floor offers a large living room of 49m² with a lounge and a bar/kitchen. Equipped with a fold-out bed and a shower room, this independent space can also be used as a reception studio for friends.

In a house spirit, this property in perfect condition and quiet benefits from an ideal location close to shops, parks and transport.

Located 3 minutes walk from the Anatole France metro station. A cellar completes this property

Property subject to the co-ownership regime, 15 lots including 7 residential lots, no procedures in progress.

ENERGY CLASS: B / CLIMATE CLASS: D.

Estimated annual energy cost for standard use (DPE carried out before 01/07/2021): euros492.

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

YON- - EI - RSAC: Nanterre.

Condominiums of 15 units (No proceedings in progress).

Annual expenses : 7604 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,420,000

Key Information

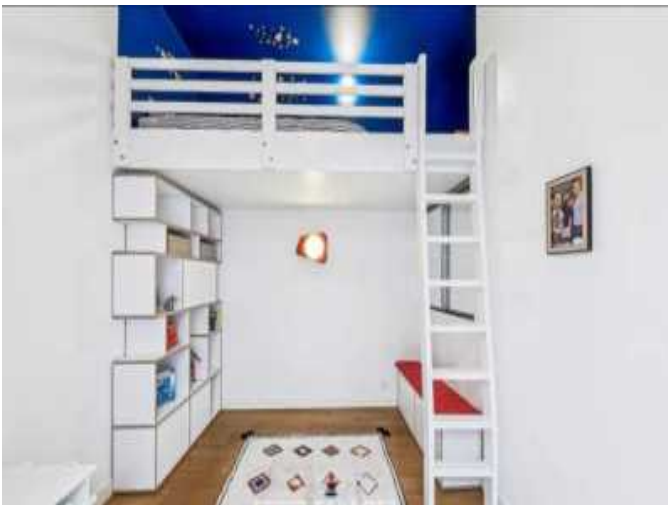
Year Built:	2018
Internal Area:	147 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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