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## Duplex with private garden in the Bac district

Asnieres Sur Seine , Hauts-de-Seine , Paris Ile-de-France



# €570,000

inc. of agency fees

2 Beds

70.42 sqm

Located in the sought-after district of Rue du Bac, close to shops, schools, the market, and Bois Colombes train station, this 70.42m<sup>2</sup> Carrez duplex also offers you the exclusive enjoyment of a 35m<sup>2</sup> garden...

### At a Glance

<b>Reference</b>	MFH-PARIS7621-C1	<b>Near to</b>	Asnieres Sur Seine	<b>Price</b>	€570,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	70.42 sqm
				<b>Land Tax</b>	N/A

### Property Description

Located in the sought-after district of Rue du Bac, close to shops, schools, the market, and Bois Colombes train station, this 70.42m<sup>2</sup> Carrez duplex also offers you the exclusive enjoyment of a 35m<sup>2</sup> garden not overlooked.

The entrance leads to the shower room, separate toilets and a bedroom with large storage spaces before opening onto a beautiful 34m<sup>2</sup> living room. Arranged with a lounge area, an office area, a dining area and a large kitchen, this space is bathed in light thanks to its dual East and South exposure.

The open-plan fitted kitchen gives access to the wooded garden not overlooked.

In the basement, a large 21m<sup>2</sup> bedroom equipped with numerous cupboards and two natural openings to the outside.

Careful decoration, charm and the pleasure of a beautiful exterior, this bright duplex will delight all those in search of serenity in everyday life.

Possibility of parking in the common courtyard.

Well subject to the condominium regime (55 lots), no procedure in progress, euros1,744 of annual charges.

Close to the shopping street of the Bourguignons, the market and the Bois Colombe train station (Line J), you will easily reach the St Lazare train station.

ENERGY CLASS: F / CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between euros1,630 and euros2,260.

Information on the risks to which this property is exposed is available on the G eorisques website:

YON - - EI - RSAC: Nanterre.

Condominiums of 55 units (No proceedings in progress).

Annual expenses : 1744 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€570,000

## Key Information

Year Built:	1940
Internal Area:	70.42 sqm
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







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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.

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