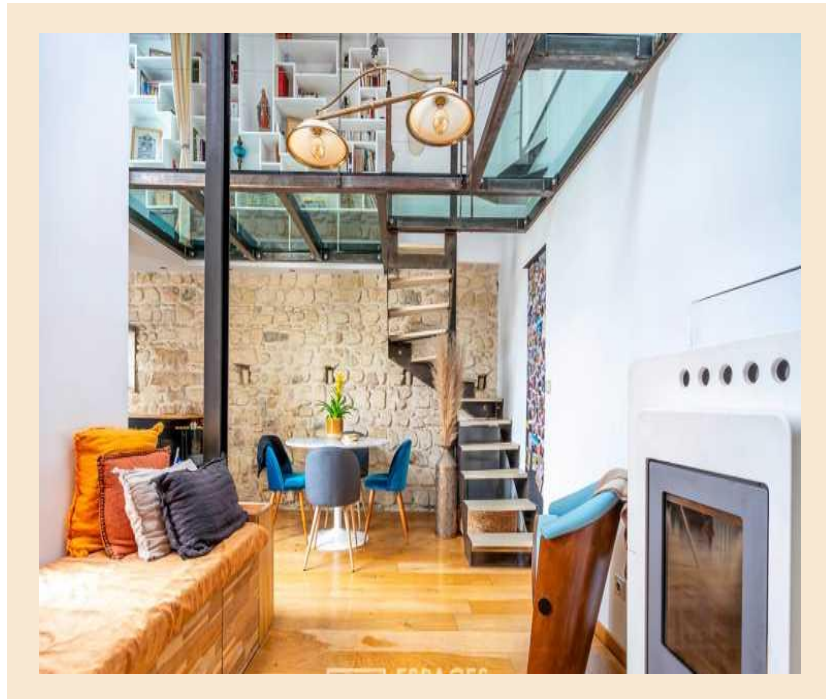


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Charming duplex under the roof

Saint Ouen Sur Seine , Seine-Saint-Denis , Paris Ile-de-France



€520,000

inc. of agency fees

2 Beds 2 Baths 95.09 sqm

Located in the Vieux Saint-Ouen district, near the Olympic village, take place on the top floors of a building, a 95m2 duplex (63.02m2 Carrez), tastefully renovated. Accessible from the 3rd floor, a living...

At a Glance

Reference	MFH-PARIS8400	Near to	Saint Ouen Sur Seine	Price	€520,000
Bed	2	Bath	2	Hab.Space	95.09 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the Vieux Saint-Ouen district, near the Olympic village, take place on the top floors of a building, a 95m2 duplex (63.02m2 Carrez), tastefully renovated.

Accessible from the 3rd floor, a living room opens onto the fitted kitchen totaling 22m2 and benefits from a pellet stove and double cathedral height.

A custom wood and metal staircase leads to the upper level. Spectacular glass walkways distribute the plan

which consists of an office space, two bedrooms, one with a bathtub, a shower room with water closet and a living room.

This elegant, charming duplex, with exposed beams made with noble materials and has natural light thanks to its numerous roof windows. The combination of wood, metal, stone and glass as well as the numerous custom-made storage units give a resolutely contemporary spirit to this property.

Although subject to the status of co-ownership.

A cellar completes the lot

Metro: Saint-Ouen Town Hall 900m.

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

ENERGY CLASS: E CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,092 and euros1,478

RSAC: Paris

Condominiums of 16 units (No proceedings in progress).

Annual expenses : 1207 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€520,000

Key Information

Internal Area:	95.09 sqm
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Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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