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Top floor duplex with terrace

Les Lilas , Seine-Saint-Denis , Paris Ile-de-France



€655,000

inc. of agency fees

4 Beds

101.53 sqm

Located rue Romain Rolland, in the immediate vicinity of the Town Hall and the city shopping center, this duplex of 101.53 m² (93.11 m² Carrez) located on the top floor is decorated with a terrace of...

At a Glance

Reference MFH-PARIS8048

Near to Les Lilas

Price €655,000

Bed 4

Pool No

Hab.Space 101.53 sqm

Land Tax N/A

Property Description

Located rue Romain Rolland, in the immediate vicinity of the Town Hall and the city shopping center, this duplex of 101.53 m² (93.11 m² Carrez) located on the top floor is decorated with a terrace of approximately 5 m².

This property has benefited from an elevation benefiting from contemporary materials.

On the first floor, the entrance leads to a living room opening onto a kitchen, totaling 25m², two bedrooms, a bathroom and an independent water closet. The living room and the bedroom can easily come together to

make a living room of around 40m² and would provide two additional light entrances.

On the top floor, a 14m² living room opens onto the terrace and benefits from high ceilings, separating two attic bedrooms. A bathroom with a water closet completes the plan.

The quality of the materials used during the renovation, the exposed beams and the large roof windows offer a contemporary and family living environment, ideal for entertaining.

A shared cellar and access to a common courtyard complete the property.

Although subject to the status of co-ownership.

Metro: Mairie des Lilas 300m away

ENERGY CLASS: D/ CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros1,310 and euros1,800.

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

RSAC: Paris

Condominiums of 23 units (No proceedings in progress).

Annual expenses : 2832 euros.

Summary

Property type: Apartment
Bedrooms: 4
Price: €655,000

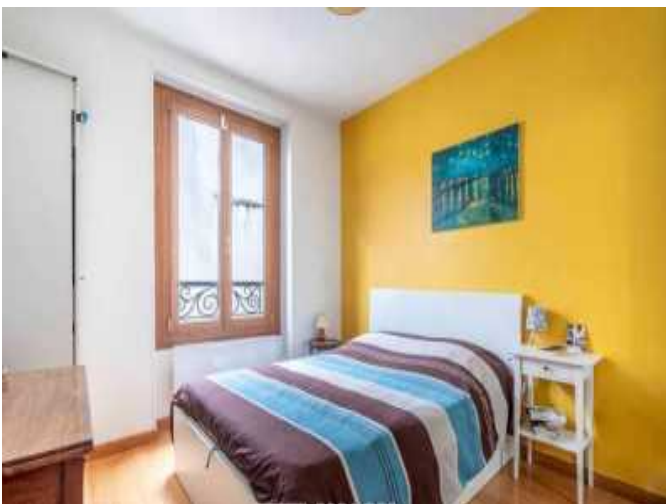
Key Information

Internal Area: 101.53 sqm

Location: Paris Ile-de-France



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