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Duplex "like a house" close to Marcel Sembat

Boulogne Billancourt , Hauts-de-Seine , Paris Ile-de-France



€1,395,000

inc. of agency fees

4 Beds 1 Baths 173 sqm

Located a stone's throw from Marcel Sembat, this duplex "like a house" is located on the first floor of a small condominium, in absolute calm. It has a surface area of ??151.02 m2 Carrez (172.86 m2 on...

At a Glance

Reference	MFH-PARIS5925-C5	Near to	Boulogne Billancourt	Price	€1,395,000
Bed	4	Bath	1	Hab.Space	173 sqm
		Pool	No	Land Tax	N/A

Property Description

Located a stone's throw from Marcel Sembat, this duplex "like a house" is located on the first floor of a small condominium, in absolute calm. It has a surface area of ??151.02 m2 Carrez (172.86 m2 on the ground) and has a pleasant terrace of 22 m2 facing south.

A large entrance with storage leads to a beautiful bedroom of 14 m² and a bathroom. This is followed by a large living room of 40 m² bathed in light with its skylights and its overhead glass roof. The latter opens on one side onto a large sunny terrace, and on the other onto a charming interior patio hidden from view. A second living room area with a fireplace and a semi-open kitchen with access to the patio complete the living space. A second bedroom with bathroom, opening onto the terrace, completes this level.

Upstairs there is a beautiful space of 43 m² on the ground (22 m² Carrez) ideal for children offering two bedrooms, a large landing which can be used as a games room and a bathroom.

A 9 m² room with independent access from the terrace, ideal for teleworking or practicing a liberal profession, as well as a cellar, complete this property.

Possibility of purchasing parking additionally.

ENERGY CLASS: E / CLIMATE CLASS: E

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros2,680 and euros3,670.

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

- - EI - RSAC: - Versailles.

Condominiums of 24 units (No proceedings in progress).

Annual expenses : 7856 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,395,000

Key Information

Internal Area:	173 sqm
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Location: Paris Ile-de-France



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