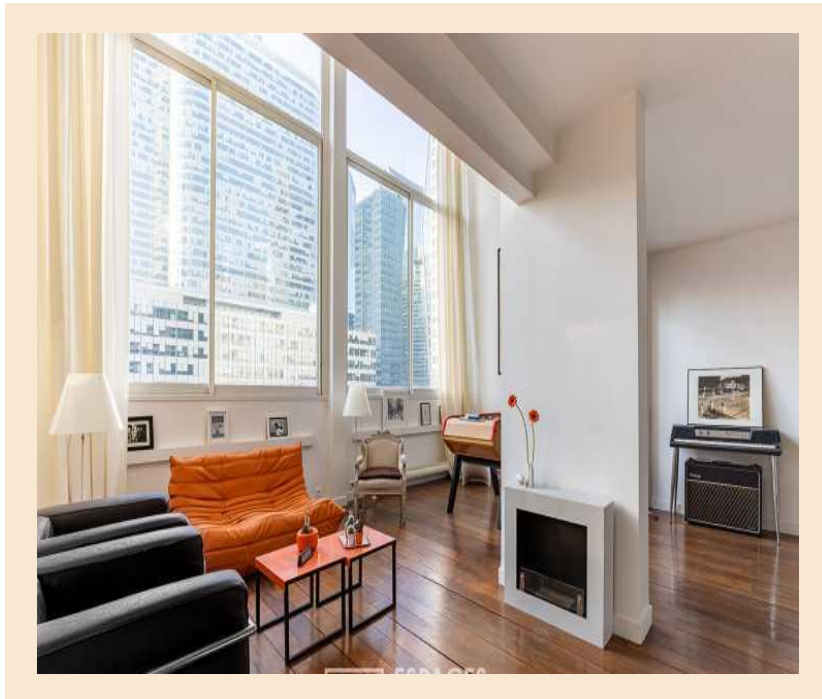


[Click to view MFH-PARIS5749-C4](#)

## Duplex in the center of La Défense

Courbevoie , Hauts-de-Seine , Paris Ile-de-France



# €850,000

inc. of agency fees

3 Beds      2 Baths      137 sqm

In the heart of the Esplanade de la Défense, close to all amenities and green spaces, this duplex of 137 m<sup>2</sup> (135 m<sup>2</sup> Carrez) with generous volumes is located on the 5th and 6th floor with elevator of 137...

### At a Glance

<b>Reference</b>	MFH-PARIS5749-C4	<b>Near to</b>	Courbevoie	<b>Price</b>	€850,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	137 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the Esplanade de la Défense, close to all amenities and green spaces, this duplex of 137 m<sup>2</sup> (135 m<sup>2</sup> Carrez) with generous volumes is located on the 5th and 6th floor with elevator of 137 m<sup>2</sup> (135 m<sup>2</sup> Carrez) is inspired by the plans of Le Corbusier's apartment-workshop.

The entrance opens onto an exceptional living room of more than 50 m<sup>2</sup> bathed in light, thanks to a large 5m high glass roof offering a lovely panorama without vis-à-vis.

The kitchen open to the living room with cathedral ceiling, is fully equipped and has a central island for

convivial moments. Independent toilets complete this level.

The aerial staircase leads to a mezzanine which overlooks the living room, it is currently used as an office and TV corner. We discover the sleeping area composed of a first bedroom in the second day of 10 m<sup>2</sup>, a dressing room, a walk-in shower room, a laundry area with toilet, a second bedroom of 14 m<sup>2</sup>, as well as a third of almost 19 m<sup>2</sup> with open bathroom.

This very bright East-West crossing level offers beautiful volumes with storage.

A spacious cellar completes this property subject to the co-ownership regime.

Brightness, volume, calm are the main assets

Caretaker, heating, hot and cold water included in the amount of co-ownership charges.

Possibility of parking at the foot of the residence.

Esplanade de la Défense metro station (Line 1) 300m away

La Défense: Metro L1, T2, RER A, Tram L and U

Faubourg de l'Arche: T2

Project: Metro Line 15 West

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021: between euros1,480 and euros2,060

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

- EI - Agent Commercial - RSAC: - PARIS

Condominiums of 275 units (No proceedings in progress).

Annual expenses : 6300 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€850,000

## Key Information

Year Built:	1973
Internal Area:	137 sqm

## Location: Paris Ile-de-France



# Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates