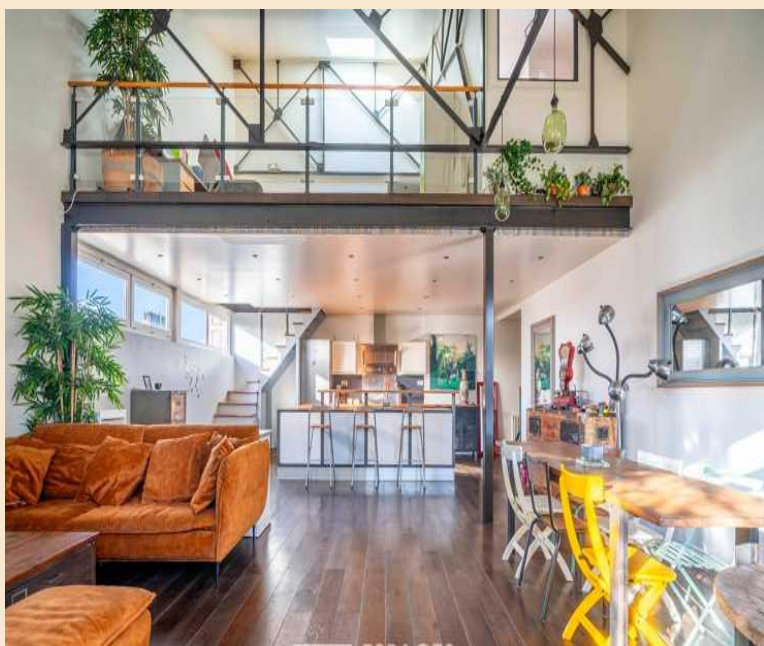


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## Duplex Loft

Montreuil , Seine-Saint-Denis , Paris Ile-de-France



**€975,000**

inc. of agency fees

3 Beds      1 Baths      155 sqm

Located in Bas-Montreuil, in the immediate vicinity of the Croix de Chavaux metro station, this Loft located on the 2nd and last floor (with elevator) of a small condominium spreads its 166.57m2 (151.87m2...

### At a Glance

<b>Reference</b>	MFH-PARIS9080	<b>Near to</b>	Montreuil	<b>Price</b>	€975,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	155 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in Bas-Montreuil, in the immediate vicinity of the Croix de Chavaux metro station, this Loft located on the 2nd and last floor (with elevator) of a small condominium spreads its 166.57m2 (151.87m2 Carrez) over two levels.

Served by an entrance with separate toilets, the living room of almost 65m2 occupies the entire ground floor. Under the mezzanine, the kitchen opens onto a living room with volumes highlighted by the original metal

structure of the building. Large side openings allow the premises to take full advantage of a full eastern exposure and a view of wooded gardens.

Upstairs, a vast space of 22.7m<sup>2</sup> that can be arranged as desired overlooks the living room, and distributes three bedrooms (with mezzanines), a dressing room and a bathroom (with bathtub, shower and toilet).

Perfectly quiet, this ideally located living space in Bas-Montreuil offers space and volume in the heart of the city.

Residential premises subject to co-ownership status.

Croix de Chavaux metro station 200m away.

**ENERGY CLASS: D / CLIMATE CLASS: B.** Estimated average amount of annual energy expenditure for standard use, established from the 2021/2022/2023 energy readings: between EUR2,690 and EUR3,680.

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

RSAC: Créteil

Condominiums of 11 units

Annual expenses : 2666 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€975,000

### Key Information

Internal Area:	155 sqm
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### Location: Paris Ile-de-France



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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.

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**C. BAUER – Sunday Times**

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