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## Top floor crossing - Batignolles Village

Paris , Paris , Paris Ile-de-France



# €1,095,000

inc. of agency fees

2 Beds

1 Baths

90 sqm

Located in the heart of the Village des Batignolles, nestled on the 5th and top floor by staircase of a beautiful building from 1870, this dual-aspect apartment has a surface area of 92.84 m<sup>2</sup> (87.40m<sup>2</sup>...

### At a Glance

**Reference** MFH-PARIS8926

**Bed** 2

**Near to** Paris

**Bath** 1

**Pool** No

**Price** €1,095,000

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the Village des Batignolles, nestled on the 5th and top floor by staircase of a beautiful building from 1870, this dual-aspect apartment has a surface area of 92.84 m<sup>2</sup> (87.40m<sup>2</sup> Carrez).

In a quiet location on a quiet street and open courtyard, this property benefits from multiple exposures and benefits from numerous windows and skylights providing it with beautiful light throughout the day.

The entrance leads to the large triple reception room with open kitchen, enhanced by a pleasant ceiling height (up to 3.55m at the ridge) and completed by a separate toilet.

The functional fireplace, solid oak parquet flooring and exposed structural elements reinforce the character of the room.

On the courtyard side, a bedroom and a sleeping area overlooking the courtyard are accompanied by a bathroom with toilet.

The multiple exposures, the exposed half-timbering, the functional and adaptable plan, the double height of the living room and the beautiful volumes give this living space a warm comfort in the heart of Batignolles.

Metro Rome, La Fourche or Pont Cardinet (Lines 2, 13, 14 and L)

A cellar completes this property.

+33 6 71 95 05 24

Condominiums of 23 units (No proceedings in progress).

Annual expenses : 1425 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,095,000

### Key Information

Internal Area:	90 sqm
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### Location: Paris Ile-de-France



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