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## Last floor apartment in the heart of the Philosophes district

Asnieres Sur Seine , Hauts-de-Seine , Paris Ile-de-France



**€800,000**

inc. of agency fees

3 Beds      1 Baths      104 sqm

Located in the sought-after Philosophes district of Asnières, in the immediate vicinity of the Square du Maréchal Joffre, this 100.47 m<sup>2</sup> Carrez top-floor apartment embodies the charm of the old while...

### At a Glance

<b>Reference</b>	MFH-PARIS8983-C1	<b>Near to</b>	Asnieres Sur Seine	<b>Price</b>	€800,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	104 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the sought-after Philosophes district of Asnières, in the immediate vicinity of the Square du Maréchal Joffre, this 100.47 m<sup>2</sup> Carrez top-floor apartment embodies the charm of the old while offering exceptional brightness.

Access is via an elevator to the 5th floor, then via a private staircase leading directly to the apartment, alone on the 6th floor, thus ensuring total privacy. This staircase, reserved for the apartment, gives a feeling of "house on the roof", a real privilege in an urban setting.

The apartment consists of a vast living space of 45 m<sup>2</sup>, where the living room and kitchen meet in an open space, bathed in natural light thanks to large windows and its double exposure. The fully equipped kitchen blends harmoniously into the living room, ideal for moments of conviviality.

Old architectural elements such as moldings, solid parquet flooring and marble fireplaces add an extra touch of character and a warm atmosphere.

The sleeping area consists of three bedrooms, including a master suite with shower room and dressing room. A functional bathroom with a large window, as well as a separate toilet complete the layout of this property.

Outside, the four "dog sitting" balconies allow you to take full advantage of the sunshine and a clear view of the neighborhood.

The cellar in the basement, practical for storage, adds an additional asset to this rare property.

Just a 3-minute walk from metro line 13 (Gabriel Perri station) and 15 minutes from Asnières train station (Lines J and L, serving Saint Lazare and La Défense), this apartment benefits from excellent transport links. The lively and dynamic neighborhood has all the necessary amenities: shops, restaurants, schools, green spaces and public transport in the immediate vicinity.

This atypical property, with its location on the top floor, its brightness and its architectural details, combines the character of the old and modern services to offer a warm and elegant living environment.

Property subject to the co-ownership regime, 23 lots including 11 residential lots, no procedures in progress.

ENERGY CLASS: G / CLIMATE CLASS: C.

Average energy prices indexed for the years 2021, 2022 and 2023 (including subscriptions): between euros4,548 and euros6,152.

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

YON- - EI - RSAC: Nanterre.

Condominiums of 23 units (No proceedings in progress).

Annual expenses : 1800 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€800,000

## Key Information

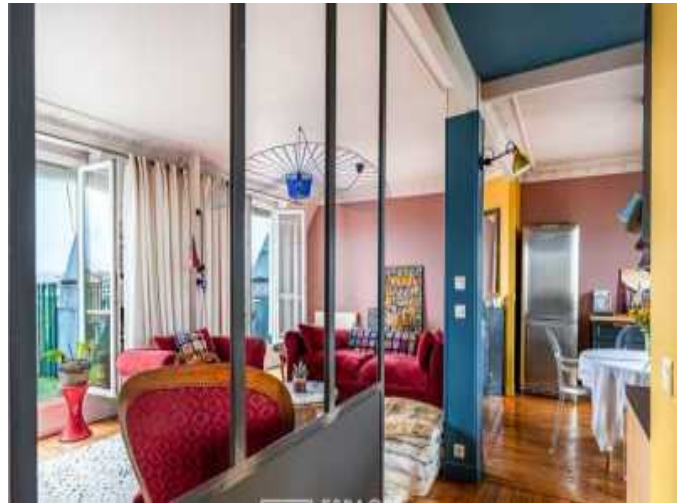
Year Built:	1913
Internal Area:	104 sqm
Property Features:	
• Balcony:	4

## Location: Paris Ile-de-France



## Gallery









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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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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.

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