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Top floor with roof terrace and breathtaking view in Sèvres Rive-Gauche

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



€1,295,000

inc. of agency fees

4 Beds 1 Baths 191 sqm 0.01 ha

Located in Sèvres Rive Gauche, close to Meudon Bellevue and public transport (line N), this superb family apartment of 191 m2 Carrez is located on the top floor, and offers an incredible roof terrace...

At a Glance

Reference	MFH-PARIS6233-C6	Near to	Sevres	Price	€1,295,000
Bed	4	Bath	1	Hab.Space	191 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

Located in Sèvres Rive Gauche, close to Meudon Bellevue and public transport (line N), this superb family apartment of 191 m2 Carrez is located on the top floor, and offers an incredible roof terrace of 131 m2 offering a panoramic view of the Parisian monuments and the surrounding greenery.

The apartment opens onto a large entrance hall with storage space, leading to a superb living room divided into two lounge areas, one of which opens onto a pleasant balcony allowing you to enjoy the view. Framed by numerous windows, this room is flooded with natural light. A spacious eat-in kitchen with clean lines, with a surface area of more than 20 m², also benefits from access to the balconies, thus completing this living space which is both bright and functional.

The master suite consists of a bedroom and a bathroom with adjoining dressing room, where the combination of wood and stone gives character to the room. A separate sleeping area for children offers a bathroom and three beautiful bedrooms of 24, 13 and 9 m².

A spiral staircase leads to a true haven of peace: a magnificent 131 m² roof terrace with its 20 m² winter garden, offering a view of the most famous Parisian monuments, from the Eiffel Tower to La Défense, in passing through the Sacré Coeur, all in a green setting.

Two parking spaces and a cellar complete the services of this exceptional apartment offering space, comfort and functionality, without forgetting a breathtaking view...

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros2,330 and euros3,190.

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

- - EI - RSAC: - Paris.

Condominiums of 45 units (No proceedings in progress).

Annual expenses : 8660 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,295,000

Key Information

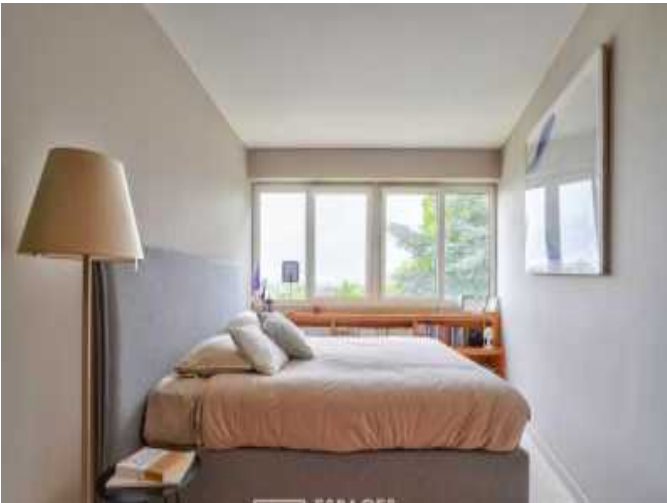
Year Built:	1960
Internal Area:	191 sqm
Land Area:	0.01 ha
Property Features:	
•	Balcony: 2

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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