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# **Duplex in the heart of town and its terrace** on the top floor in Bourg-la-Reine

Bourg La Reine, Hauts-de-Seine, Paris Ile-de-France



€950,000

inc. of agency fees

**3** Beds **1** Baths **137.57** sqm

Located in the heart of Bourg-la-Reine, this superb 137 m<sup>2</sup> duplex, with a 45 m<sup>2</sup> terrace, is nestled on the top floor (5th) of a small condominium, offering a unique and privileged living environment....

#### At a Glance

**Reference** MFH-PARIS7861-C2 **Near to** Bourg La Reine **Price** €950,000

**Bed** 3 **Bath** 1 **Hab.Space** 137.57 sqm

Pool No Land Tax N/A

### **Property Description**

Located in the heart of Bourg-la-Reine, this superb 137 m<sup>2</sup> duplex, with a 45 m<sup>2</sup> terrace, is nestled on the top floor (5th) of a small condominium, offering a unique and privileged living environment.

In a 1960s building, accessible by elevator, this apartment immediately seduces with its exceptional

brightness thanks to its many openings to the outside: two balconies and a large terrace. Each space is bathed

in light throughout the day, creating a soothing and warm atmosphere.

Completely renovated with noble materials and featuring a refined decoration, this apartment combines

elegance and functionality.

As soon as you enter, the magic happens: on the left, a large living room with dining room opens onto a

sunny balcony, extending the charm of this friendly room. The kitchen, entirely independent, is perfectly

designed to combine style and practicality.

To the right of the entrance, the sleeping area consists of two beautiful bedrooms, as well as a master suite

with bathroom, dressing room and access to a private balcony. An additional shower room completes this

level.

On the upper floor, an elegant staircase leads to a bright room, ideal for an office or a fourth bedroom, with

direct access to a superb 45 m<sup>2</sup> terrace, not overlooked. This outdoor space is ideal for sharing special

moments with family or friends.

The care taken in the layout, with solid exotic wood parquet, as well as the numerous storage spaces,

optimize each square meter, thus offering a living environment that is both comfortable and functional,

perfect for a family.

Finally, this exceptional apartment benefits from a box and a cellar, completing this rare property on the

market.

Located a stone's throw from shops, schools and transport.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for

standard use, established from energy prices for the year 2021: between euros 1,890 and euros 2,600.

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Condominiums of 40 units (No proceedings in progress).

Annual expenses: 4100 euros.

**Summary** 

Property type: Apartment

Bedrooms: 3
Bathrooms 1

Price €950,000

**Key Information** 

Year Built: 1960

Internal Area: 137.57 sqm

Property Features:

• Balcony: 2

**Location: Paris Ile-de-France** 



# Gallery

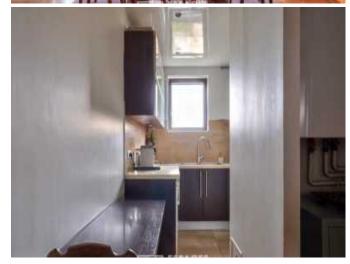








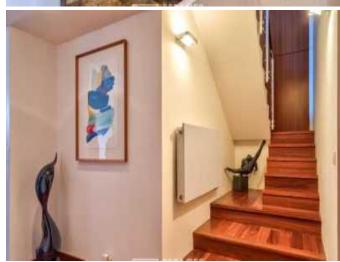














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S. and L. BROWN



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