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Elevation project - Porte de Champerret

Paris , Paris , Paris Ile-de-France



€1,054,000

inc. of agency fees

4 Beds 2 Baths 102 sqm

Located in a quiet environment, in a courtyard without direct vis-à-vis, this extension project offers an intimate and harmonious living environment. It can accommodate up to six rooms, including a potential...

At a Glance

Reference MFH-PARIS9230

Bed 4

Near to Paris

Bath 2

Pool No

Price €1,054,000

Hab.Space 102 sqm

Land Tax N/A

Property Description

Located in a quiet environment, in a courtyard without direct vis-à-vis, this extension project offers an intimate and harmonious living environment.

It can accommodate up to six rooms, including a potential four bedrooms, two bathrooms, two living spaces and a terrace.

The building permit provides for a total surface area of 102 sqm spread over three levels and a terrace. of 4.1 sqm.

This permit has been filed and purged of any appeal, and the extension has been validated by agreement of the co-ownership.

The courtyard level (existing to date) includes a 35.21 sqm Carrez room, formerly rented to an accounting firm.

The two upper levels, accessible by a staircase, will open onto a spacious reception room bathed in light thanks to five openings, including a French window opening onto the south-west facing terrace.

On the top floor, two bright bedrooms benefit from a bathroom, with a 7.3 m² non-accessible planted terrace extending one of them.

This property, subject to the co-ownership regime, presents numerous possibilities for customization. You will have the freedom to adapt the layout of the spaces and choose the materials according to your preferences and needs.

The sale price is set at EUR695,000, including the existing building, the building permit, the architectural studies and the right to increase the height. The total cost, including the completion of the work, amounts to EUR1,054,000 including tax.

This rare and modular project is a unique opportunity for lovers of renovation and customization.

Metro Porte de Champerret Line 3

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Condominiums of 26 units (No proceedings in progress).

Annual expenses : 2789 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,054,000

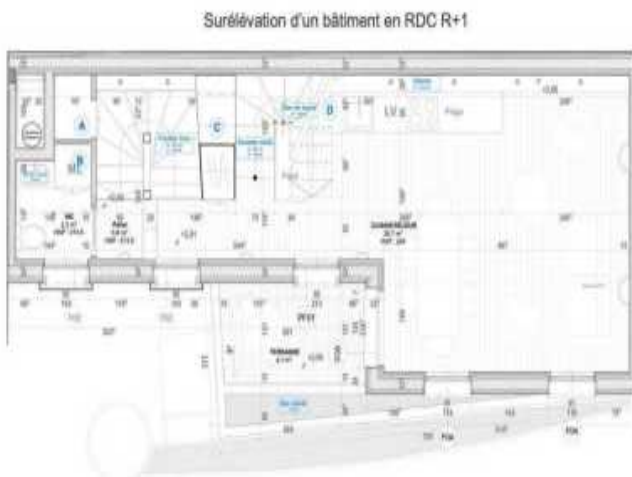
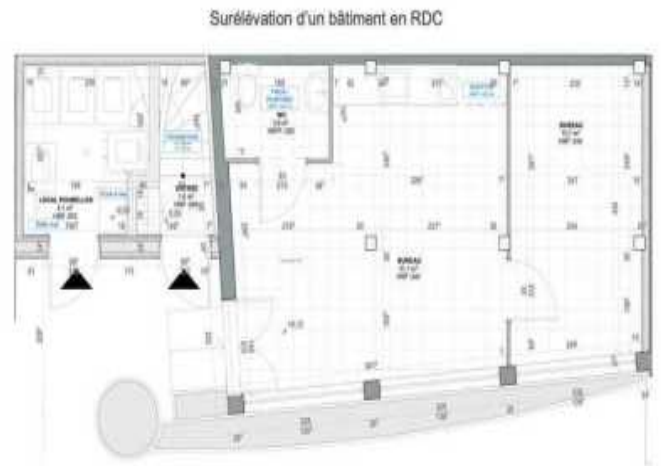
Key Information

Internal Area:	102 sqm
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Location: Paris Ile-de-France



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