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## Duplex in the Children's Hotel of Madame de Montespan in Sèvres

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



# €645,000

inc. of agency fees

3 Beds      1 Baths      110 sqm

Located on the second floor of the Hôtel des Enfants de Madame de Montespan, a magnificent 17th century building transformed into a convent in the 19th century and recently renovated, this atypical duplex...

### At a Glance

<b>Reference</b>	MFH-PARIS7735-C3	<b>Near to</b>	Sevres	<b>Price</b>	€645,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	110 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the second floor of the Hôtel des Enfants de Madame de Montespan, a magnificent 17th century building transformed into a convent in the 19th century and recently renovated, this atypical duplex with generous volumes offers 93 m2 Carrez (140 m2 on the ground). It is completed by a pleasant terrace overlooking the wooded park of the condominium.

The entrance opens onto a large living room bathed in light, enhanced by a beautiful high ceiling. The kitchen open to the living room invites conviviality, while a mezzanine, ideal for an office, overlooks the whole. This first level also includes a bedroom opening onto the terrace, offering absolute calm facing the park of the condominium.

The upper floor offers two large attic bedrooms of more than 25 m<sup>2</sup> on the ground with an authentic character with their exposed framework, as well as a bathroom.

A large 80 m<sup>2</sup> cellar and a parking space for rent in the courtyard of the condominium ( euros50/month) complete the services of this family apartment nestled in this building full of history.

Well subject to the co-ownership regime.

Sèvres-Ville-d'Avray train station (lines L and U: La Défense and Saint-Lazare): 900m

Sèvres Rive Gauche train station (line N - Montparnasse): 1 km

Sèvres city center 5 min walk

School map:

Parc Chevron nursery school

Gambetta elementary school

Sèvres middle school (international sections)

**ENERGY CLASS: E / CLIMATE CLASS: B**

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between euros1,810 and euros2,490.

- - EI - RSAC: - Paris.

Condominiums of 43 units (No proceedings in progress).

Annual expenses : 3284 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€645,000

### Key Information

Year Built:	1650
Internal Area:	110 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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