

[Click to view MFH-PARIS7593-C4](#)

Townhouse style triplex

Ville D Avray , Hauts-de-Seine , Paris Ile-de-France



€630,000

inc. of agency fees

2 Beds

115 sqm

Located in the heart of downtown Ville-d'Avray, this 19th century triplex like a house, with its independent entrance, takes place in one of the oldest buildings in Ville d'Avray. It develops an area...

At a Glance

Reference MFH-PARIS7593-C4

Near to Ville D Avray

Price €630,000

Bed 2

Pool No

Hab.Space 115 sqm

Land Tax N/A

Property Description

Located in the heart of downtown Ville-d'Avray, this 19th century triplex like a house, with its independent entrance, takes place in one of the oldest buildings in Ville d'Avray. It develops an area of 96 m2 Carrez (115 m2 on the ground) spread over 3 levels. On the first floor there is a modular space consisting of a kitchen and a dining room. This is followed by a large landing with storage fitted with beautiful period beams, which leads to a 15 m2 en-suite bedroom with its shower room. The upper level lets you discover a magnificent cathedral living room of 32 m2 with 6m high ceilings, bathed in light thanks to its numerous openings and its

through layout, complete with a small extra kitchen. This room, particularly warm with its wooden floor at the bottom of the carriage, its fireplace and its beams, has an unobstructed view of Ville d'Avray. A bedroom with its private bathroom completes this level. On the top floor, a mezzanine of 17 m² on the ground with a bird's eye view of the living room can serve as an extra bedroom or office. An extension/raising project of 35 m² with terrace was carried out by an architect. This townhouse-style apartment brilliantly combines modernity and the charm of the old. The originality in its organization, also underlines the rarity of this house located in the heart of town close to shops, schools and transport. Sèvres-Ville-d'Avray station (Lines L and U): 700m International College of Sèvres: 15 min by bus La Fontaine du Roy College: 400m ENERGY CLASS: E - CLIMATE CLASS: B Estimated average amount of annual expenditure on energy for standard use, based on energy prices for the year 2021: between 1810 euros and 2500 euros per year. Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1100 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€630,000

Key Information

Year Built:	1870
Internal Area:	115 sqm

Location: Paris Ile-de-France



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates