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## Bright duplex and its garden, in Bagneux

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



# €699,000

inc. of agency fees

3 Beds    1 Baths    92 sqm    0.02 ha

Located in Bagneux, this Loft offers 91.08m<sup>2</sup> Carrez law for a floor area of ??92.17m<sup>2</sup> with a beautiful garden and two terraces. This rare property is the result of the rehabilitation of a former industrial-style...

### At a Glance

<b>Reference</b>	MFH-PARIS8956-C2	<b>Near to</b>	Bagneux	<b>Price</b>	€699,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	92 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in Bagneux, this Loft offers 91.08m<sup>2</sup> Carrez law for a floor area of ??92.17m<sup>2</sup> with a beautiful garden and two terraces.

This rare property is the result of the rehabilitation of a former industrial-style printing house into a small condominium. It will seduce you with its generous volumes, its quality renovation and its calm.

Accessible by a driveway, a gate opens onto a garden protected from view, dominated by a majestic sequoia. Two wooden terraces, one of which is 60 m<sup>2</sup>, extend the living space and offer an ideal setting for friendly moments outdoors.

From the entrance, the living room impresses with its beautiful high ceilings and exceptional brightness. The open, fully equipped kitchen blends harmoniously into this resolutely contemporary space, which benefits from direct access to the main terrace and the garden. A shower room with laundry room completes this level.

Upstairs, three bright bedrooms offer optimal comfort. This space is completed by a bathroom and separate toilet, combining functionality and elegance.

This unique loft combines the charm of the old with a modern renovation and offers a peaceful living environment

Well subject to the condominium regime. No procedure in progress.

Close to schools and transport RER B Bagneux at 700 m, Metro Line 4 Lucie Aubrac at 13 min.

ENERGY CLASS: C / CLIMATE CLASS: C - Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021-2022-2023: between euros1,270 and euros1,750.

Nadège: - EI - RSAC Paris

Condominiums of 61 units (No proceedings in progress).

Annual expenses : 2900 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€699,000

### Key Information

Year Built:	2008
Internal Area:	92 sqm
Land Area:	0.02 ha
Has a Garden	Yes

### Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

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