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Charming duplex on the top floor in Saint-Mandé

Saint Mande , Val-de-Marne , Paris Ile-de-France



€561,000

inc. of agency fees

1 Beds 1 Baths 87.35 sqm

Located in the heart of Saint-Mandé, a stone's throw from shops and the Saint-Mandé metro station (line 1), this characterful duplex has a total surface area of 87.35 sqm (42.79 sqmCarrez). Nestled on...

At a Glance

Reference MFH-PARIS8701

Bed 1

Near to Saint Mande

Bath 1

Pool No

Price €561,000

Hab.Space 87.35 sqm

Land Tax N/A

Property Description

Located in the heart of Saint-Mandé, a stone's throw from shops and the Saint-Mandé metro station (line 1), this characterful duplex has a total surface area of 87.35 sqm (42.79 sqmCarrez).

Nestled on the 5th and top floor of a characterful building, this property combines old-world charm with a

contemporary atmosphere.

Quiet and not overlooked, this light-filled apartment benefits from noble materials: a fireplace and old parquet flooring enhance the atypical volumes, giving a feeling of warm intimacy.

The entrance leads to a semi-open kitchen that easily communicates with the main living room totaling 26sqm.

This tastefully decorated reception area benefits from constant light thanks to its western exposure.

A separate toilet, an optimized office space and storage complete this level.

An open staircase starting in the living room leads to the second level of 49.46m² under the roof.

Ideally designed, this space consists of a bedroom with discreet charm, a bathroom with a corner bathtub and a second toilet.

Finally, a modular space completes this property, ideal for an extra bed or which can be converted into additional storage.

Located on a quiet street, the address benefits from an ideal location in Saint-Mandé, between the proximity of the Bois de Vincennes, perfect for walks and outdoor activities, and that of local amenities, schools and shops.

Saint-Mandé is a popular town offering a peaceful living environment, while being close to the excitement of Paris.

An ideal location for those seeking tranquility while remaining connected to the capital.

A cellar completes this property subject to the status of co-ownership.

Metro Line 1 Saint Mandé: 2 minutes on foot

Shops and schools: 5 minutes on foot

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021: between EUR870 and EUR1230 (including subscriptions).

- RSAC: Créteil

Condominiums of 53 units (No proceedings in progress).

Annual expenses : 1560 euros.

Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€561,000

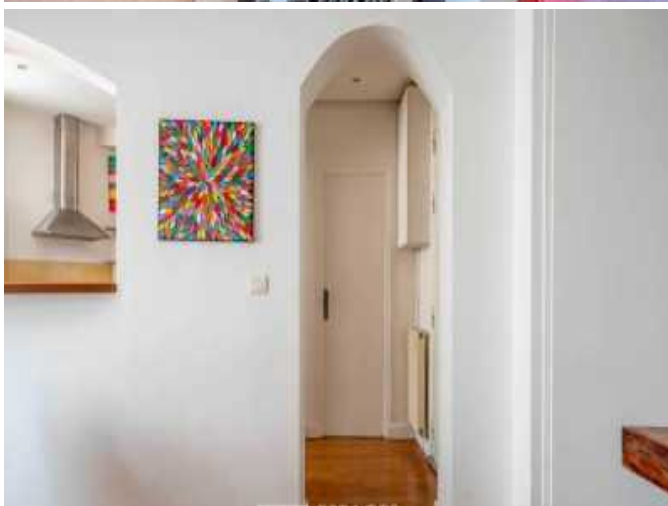
Key Information

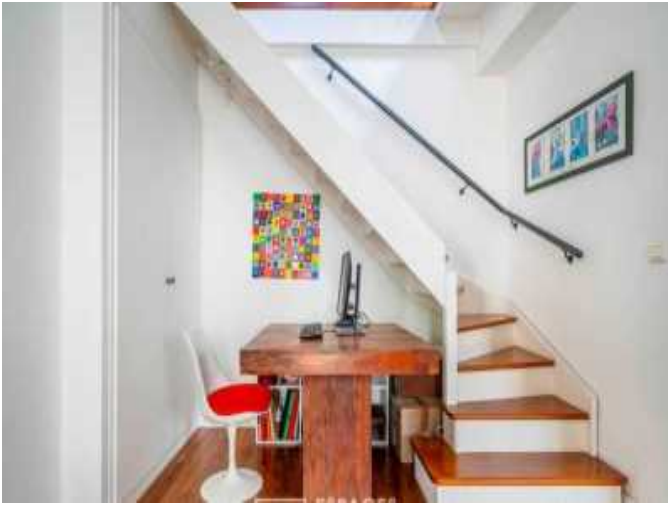
Internal Area:	87.35 sqm
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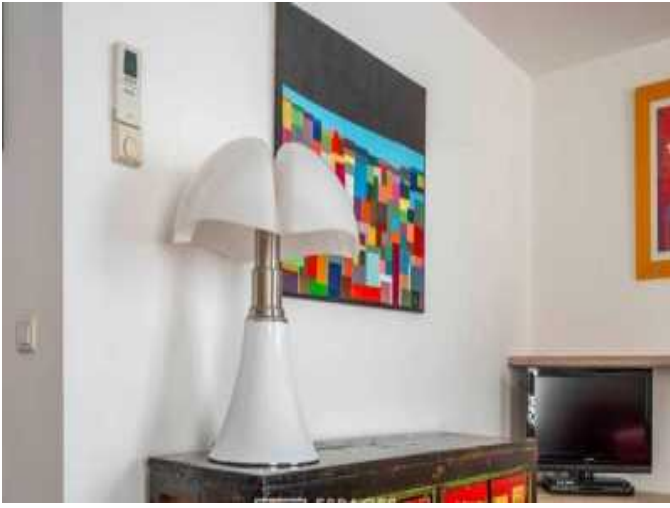
Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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