

[Click to view MFH-PARIS7861-C3](#)

Duplex in the heart of town and its terrace on the top floor in Bourg-la-Reine

Bourg La Reine , Hauts-de-Seine , Paris Ile-de-France



€950,000

inc. of agency fees

3 Beds 1 Baths 137.57 sqm

Located in the heart of Bourg-la-Reine, this superb 137 m² duplex, with a 45 m² terrace, is nestled on the top floor (5th) of a small condominium, offering...

At a Glance

Reference	MFH-PARIS7861-C3	Near to	Bourg La Reine	Price	€950,000
Bed	3	Bath	1	Hab.Space	137.57 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the heart of Bourg-la-Reine, this superb 137 m² duplex, with a 45 m² terrace, is nestled on the top floor (5th) of a small condominium, offering a unique and privileged living environment.

In a 1960s building, accessible by elevator, this apartment immediately seduces with its exceptional

brightness thanks to its many openings to the outside: two balconies and a large terrace. Each space is bathed in light throughout the day, creating a soothing and warm atmosphere.

Completely renovated with noble materials and featuring a refined decoration, this apartment combines elegance and functionality.

As soon as you enter, the magic happens: on the left, a large living room with dining room opens onto a sunny balcony, extending the charm of this friendly room. The kitchen, entirely independent, is perfectly designed to combine style and practicality.

To the right of the entrance, the sleeping area consists of two beautiful bedrooms, as well as a master suite with bathroom, dressing room and access to a private balcony. An additional shower room completes this level.

On the upper floor, an elegant staircase leads to a bright room, ideal for an office or a fourth bedroom, with direct access to a superb 45 m² terrace, not overlooked. This outdoor space is ideal for sharing special moments with family or friends.

The care taken in the layout, with solid exotic wood parquet, as well as the numerous storage spaces, optimize each square meter, thus offering a living environment that is both comfortable and functional, perfect for a family.

Finally, this exceptional apartment benefits from a box and a cellar, completing this rare property on the market.

Located a stone's throw from shops, schools and transport.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between euros1,890 and euros2,600.

DELACHAUX - ? RSAC - PARIS

Condominiums of 40 units (No proceedings in progress).

Annual expenses : 4100 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€950,000

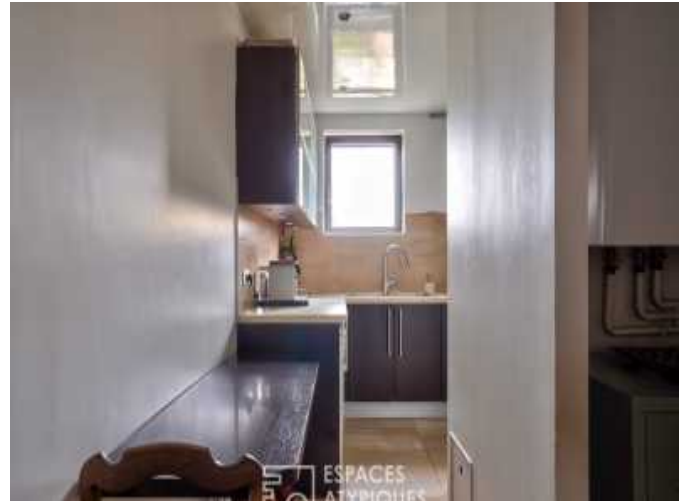
Key Information

Year Built:	1960
Internal Area:	137.57 sqm
Property Features:	
• Balcony:	2

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