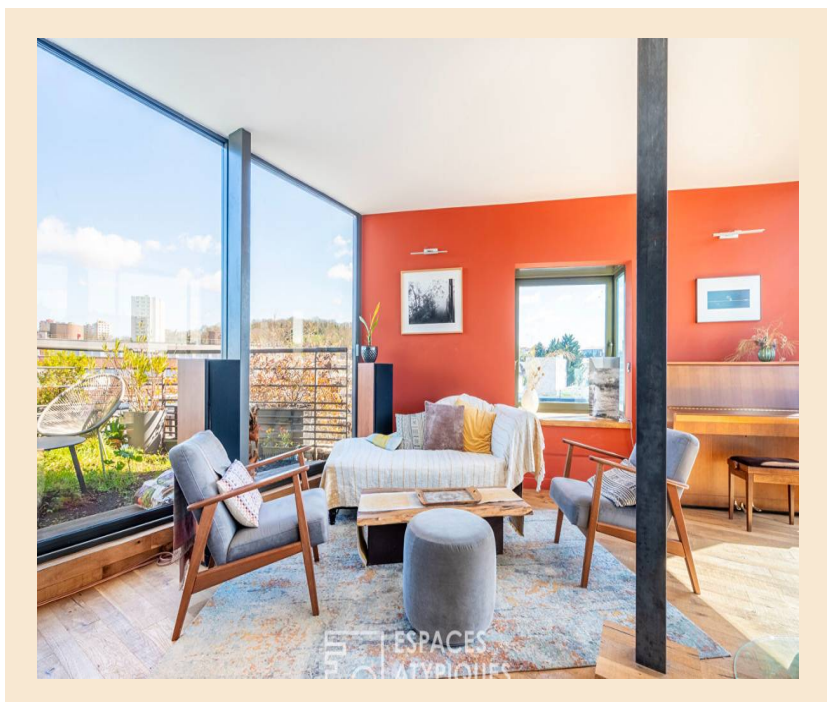


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## Architect-designed duplex with terraces

Montreuil , Seine-Saint-Denis , Paris Ile-de-France



**€798,000**

inc. of agency fees

2 Beds

2 Baths

102 sqm

Located in the eastern part of Bas-Montreuil, this duplex Loft redesigned by an architect distributes its 102.18m<sup>2</sup> (carrez and ground) over the two last...

### At a Glance

Reference MFH-PARIS10387

Near to Montreuil

Price €798,000

Bed 2

Bath 2

Hab.Space 102 sqm

Pool No

Land Tax N/A

### Property Description

Located in the eastern part of Bas-Montreuil, this duplex Loft redesigned by an architect distributes its 102.18m<sup>2</sup> (carrez and ground) over the two last levels (2nd and 3rd floor) of a small co-ownership, and has a 16m<sup>2</sup> terrace and a 12.01m<sup>2</sup> planted terrace.

On the lower level, the entrance is integrated with a first living room / office to form a space of nearly 15m<sup>2</sup>, and distributes a bedroom, a bathroom and separate toilet. A hallway leads to a vast master suite including

dressing room and bathroom.

Overlooking the neighborhood, the living room of nearly 40m<sup>2</sup>, equipped with a central wood stove, occupies the entire top level. The predominance of wood and glass gives the place a unique character, both contemporary and warm.

Its full glazed facades facing South and East allow the premises to be bathed in light, and offer access to two sunny terraces of 16m<sup>2</sup> and 12.01m<sup>2</sup>.

A bright duplex with terraces offering an unobstructed view of the neighborhood.

Property subject to co-ownership status, in mixed residential (83%) / Activity (17%) destination.

Croix de Chavaux metro station 900m away.

ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established from 2021/2022/2023 energy readings: between EUR1,640 and EUR2,270.

Information on the risks to which this property is exposed is available on the G eorisques website:

RSAC: Cr eteil

Condominiums of 9 units (No proceedings in progress).

Annual expenses : 163 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€798,000

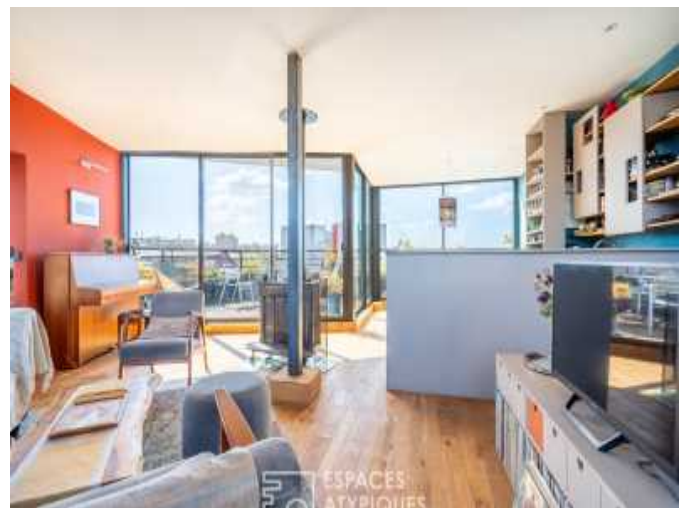
### Key Information

Internal Area:	102 sqm
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### Location: Paris Ile-de-France



# Gallery









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**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.

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