

Issy-Les-Moulineaux | Charming 3 rooms | 54.5 m and 67 m floor area | 2 floor | Quiet and Atypical

## EXCLUSIVE



## INFORMATION

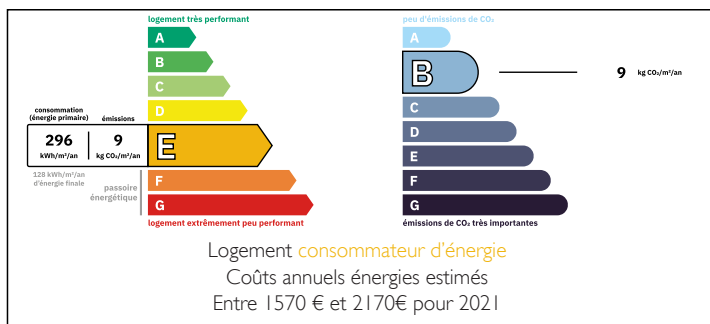
Town:	Issy-les-Moulineaux
Department:	Hauts-de-Seine
Bed:	2
Bath:	1
Floor:	60 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Located on the 2nd and top floor of a small condominium, this flat combines old-world charm with modern comforts. Measuring 55 m<sup>2</sup> under the Carrez law (67 m<sup>2</sup> on the ground), it boasts generous volumes thanks to high ceilings of more than 4 metres and magnificent exposed beams.

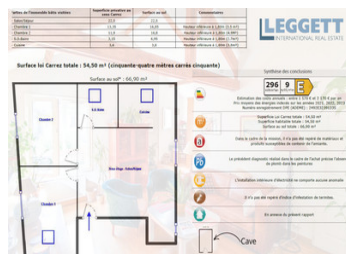
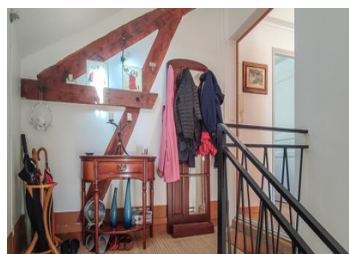
It comprises a bright 22 m<sup>2</sup> living room with a reading area, an open-plan fitted kitchen, two large bedrooms (12 m<sup>2</sup> and 13 m<sup>2</sup>, 17 m<sup>2</sup> floor surface area), one of which has a dressing room, a bathroom, a 5 m<sup>2</sup> private entrance, a cellar of more than 10 m<sup>2</sup> and 67 m of floor space (55 m<sup>2</sup> loi Carrez). More than 82 m of private space. All the space under the attics can be used and converted. 10-minute walk to Mairie Issy-les-Moulineaux metro station and 5-minute walk to RER lines...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

A space designed for serenity and comfort!

The two large bedrooms give everyone their own space for peace and quiet. The larger bedroom, with its made-to-measure dressing room, lets you organise everything, a daily luxury that brings real peace of mind. The flat has solid oak parquet flooring.

The modern, fully-equipped kitchen, a veritable laboratory for your culinary talents, invites you to prepare delicious meals in a functional space that's also open to the rest of the flat for a convivial atmosphere. Every detail has been carefully thought out to combine aesthetics and practicality, giving you a space that's a pleasure to live in.

An intimate building full of charm!

In this small building with three flats, tranquillity reigns supreme. Low charges and self-management by the owners add an almost family feel to life in this building. The spacious, well-maintained entrance hall is ideal for storing bicycles and pushchairs, and offers secure access with an intercom system.

And to complete the picture, there's also a cellar, offering valuable storage space for wine and bike enthusiasts, or simply to free up space in your flat.

Very low charges! Property tax: 727 euros/year and utilities: 327 euros/year

Issy-les-Moulineaux, just a few minutes from Paris, is a fast-growing community that perfectly combines economic dynamism with residential tranquillity. Renowned for its exceptional quality of life, Issy-les-Moulineaux boasts a strategic geographical location and a number of advantages, including a particularly efficient transport network (metro line 12 Mairie d'Issy 10 minutes away, RER C...

## LOCAL TAXES

Taxe foncière: 727 EUR

Taxe habitation: EUR

## NOTES