



Duplex

PALaiseau (91)

319 000 €*

* Agency fees to be paid by the seller



71 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Sandrine Defrance presents this beautiful duplex, completely renovated, located in the heart of downtown Palaiseau. In a small condominium with very low charges, you will appreciate the charm that emanates from the entire property. Top floor, brightness, in perfect condition, useful surface area of 80 m², are other assets that will appeal to you. A large entrance with elegant and practical storage leads you to a superb double living room of 30 m² lit by two large windows and facing west. You will also find on this level a modern kitchen which remains fully equipped, a beautiful tastefully renovated bathroom and a toilet. Upstairs awaits you a large bedroom of 14 m² and an office or a bedroom depending on your needs. You can also organize a work space on the landing. A modification of the layout of the first floor will allow you to create a third bedroom while maintaining a large living room. If you want to pack your bags, simplify your life and do everything on foot, including access to the RER in 8 minutes, this apartment is for you! The advantages: third bedroom possible, beautiful parquet floors, reversible heating with air conditioning, fiber.

Nombre de lots de la copropriété : 6, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1€ soit 0€ par mois, avec Syndic Bénévole. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Sandrine DEFRANCE

ORSAY (91400)

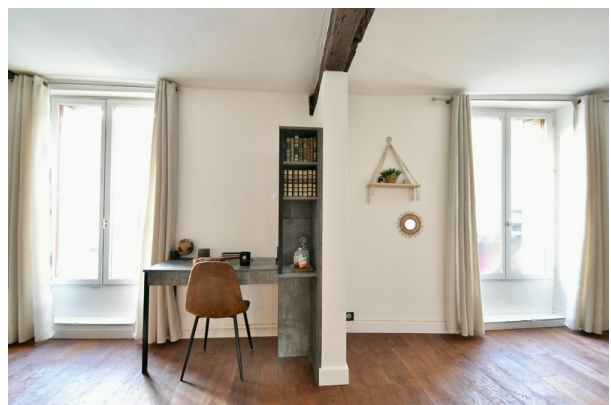
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 842449

Property type Duplex

Year of construction 1900

Floor number 1

Floors count 3

Exposure TRAVERSANT

View Vue sur Ville

Furnished Yes

SURFACES

Living space 71 m²

Surface Carrez Law 71.03 m²

Living room surface 30 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 6

Condominium fees 0 €/mois

Share of expenses 1 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 314

GES 10

APPENDIX

Parking space 0

Videophone Non

SERVICES

Heater électricité

Kitchen équipée



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle