

# Hamptons

INTERNATIONAL



**Montrouge, Hauts-de-Seine, France**

3  2  2 

**£650,000**  
**(€745,000)**

## Property details



### Key features

- Wheelchair friendly
- Garden
- 0-2 km to amenities
- Ground floor bedroom and bathroom
- Terrace
- Mains Drains
- Fiber optic
- Mains
- Covered parking
- Linky

### Attributes

- Apartment
-  Private parking
-  Garden

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## Description

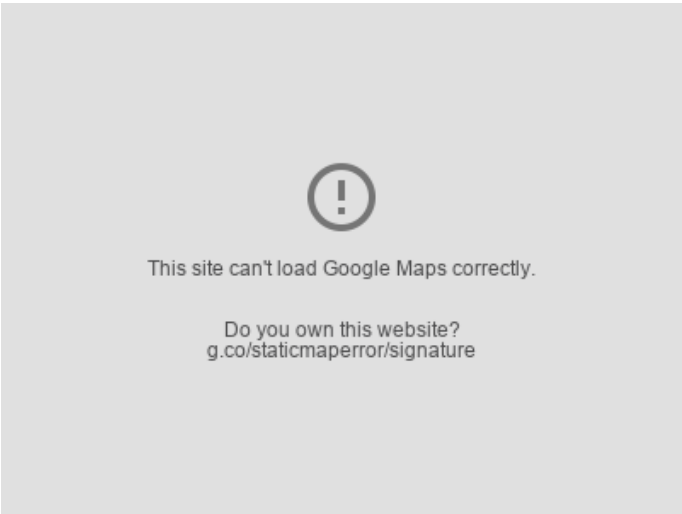
Montrouge · Metro 750 m away · 35 m<sup>2</sup> private, secluded garden · Spacious · Bright · Dual-aspect · Very quiet. - EXCEPTIONAL AND RARE – On the doorstep of Paris, this 97 m<sup>2</sup> (Carrez) apartment benefits from a private 35 m<sup>2</sup> garden terrace, sheltered from view. Spacious and pleasant in summer, it features 2.9 m high ceilings, a mature planted garden creating a naturally cooler environment, and a cool 38 m<sup>2</sup> basement directly accessible from the apartment, offering numerous possibilities for conversion. The 30 m<sup>2</sup> living room, with fireplace, opens onto the garden. The peaceful master bedroom has direct outdoor access and a beautiful bathroom with a hammam. Two further bedrooms of 14.4 m<sup>2</sup> and 10.3 m<sup>2</sup> complete the accommodation, along with a separate 10.5 m<sup>2</sup> kitchen. Small, well-maintained condominium with just five apartments, located on a quiet street. Service charges: €2,231/year. Energy rating: E. Prime location in Montrouge: Metro Line 4 at 750 m, bus at 130 m, bakery at 30 m and supermarket at 85 m. Parking available at an additional cost.





# Location

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