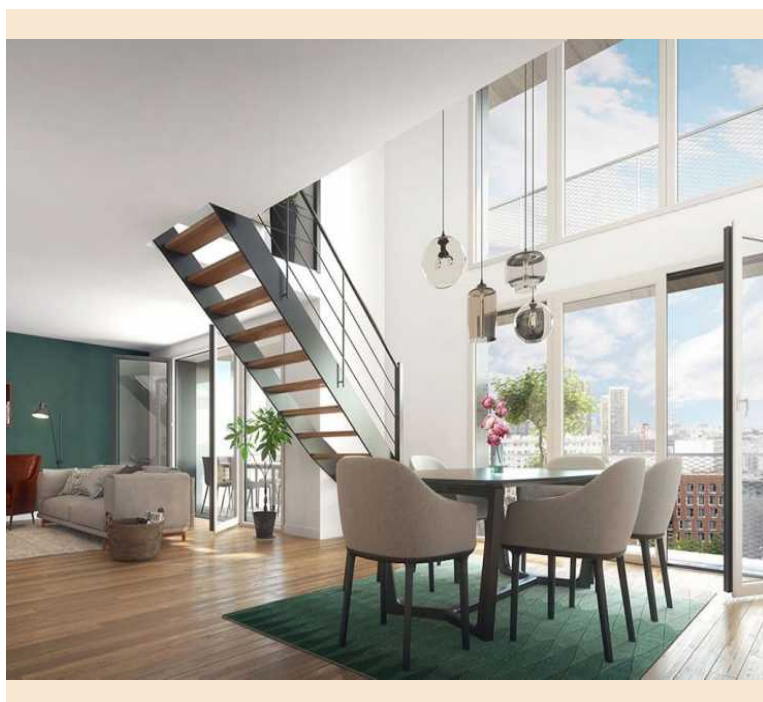


[Click to view MFH-PROAN947103](#)

## Paris, New Duplex Apartment Top Floor Avenue De France

Paris , Paris , Ile-de-France



# €1,257,000

inc. of agency fees

2 Beds

2 Baths

87 sqm

THIS NEW TOP FLOOR APARTMENT IS SOLD. IF YOU ARE SEARCHING TO BUY AN APARTMENT IN PARIS, SEND YOUR REQUEST TO US AT [INFO@LIVINGONTHECOTEDAZUR.COM...](mailto:INFO@LIVINGONTHECOTEDAZUR.COM)

### At a Glance

**Reference** MFH-PROAN947103

**Bed** 2

**Near to** Paris

**Bath** 2

**Pool** No

**Price** €1,257,000

**Hab.Space** 87 sqm

**Land Tax** N/A

### Property Description

THIS NEW TOP FLOOR APARTMENT IS SOLD. IF YOU ARE SEARCHING TO BUY AN APARTMENT IN PARIS, SEND YOUR REQUEST TO US AT [INFO@LIVINGONTHECOTEDAZUR.COM](mailto:INFO@LIVINGONTHECOTEDAZUR.COM)

This new program is located in the city of Paris intramural (13th arrondissement of Gobelins). Forty new apartments divided into T2, T3, T4, T5, delivered from the 3rd quarter of 2022 to the 3rd quarter of 2022 and intended for the various projects: main residence, second home and rental investment. This new program is eligible for the Pinel scheme for living or investing in inner Paris.

Ranging from studios to 5-room apartments, the apartments offer very attractive, welcoming surfaces. Most of them through, they are bright, framed by large bay windows and extended by balconies, generous terraces or “living”\* loggias.

We can offer you a 2 bedroom duplex apartment on the 10th and 11th floor.

Paris, new duplex apartment top floor Avenue de France

This residence is much more than just an apartment block. Everything has been designed to adapt to all lives and all desires! For the 3 and 4 room apartments, several layouts are available for a truly customizable interior. They exist in a compact version adapted to a "softer budget". Thanks to the wooden design offering more freedom, parts

"detachable" allow you to expand or even sell or rent part of your apartment. Finally, sliding doors give life to additional rooms that can be used as an office or for the night, an extra bedroom\*.

Top floor for sale Paris intramural | 13th district of Gobelins (75013)

In Paris 13th, a new place to live will revolutionize your way of living: the “New G”. The choice of location, located in the heart of Paris Gauche is favorable to quick access to amenities: shopping centers, local shops, restaurants, etc. However, this program offers the solution to your needs by integrating different common areas in the heart of the residence under glass structures: library, gym, etc. As far as transport is concerned, the metro line 14 and the T3a tram and RER C are just a few minutes away on foot.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	2
Bathrooms	2
Price	€1,257,000

### Key Information

Internal Area:	87 sqm
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### Location: 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.

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or email us at **bonjour@my-french-house.com**.

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## 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.

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