

[Click to view MFH-PARIS6429](#)

## House with potential elevation near Place Saint-Ferdinand

Paris , Paris , Paris Ile-de-France



# €630,000

inc. of agency fees

1 Beds

46.5 sqm

Near Place Saint-Ferdinand, this house overlooking a courtyard offers potential for expansion by raising it, a rare opportunity in Paris. Offering a surface area of 46.47 m2 Carrez on one level, the property...

### At a Glance

**Reference** MFH-PARIS6429

**Bed** 1

**Near to** Paris

**Pool** No

**Price** €630,000

**Hab.Space** 46.5 sqm

**Land Tax** N/A

### Property Description

Near Place Saint-Ferdinand, this house overlooking a courtyard offers potential for expansion by raising it, a rare opportunity in Paris.

Offering a surface area of 46.47 m2 Carrez on one level, the property currently includes three rooms: a living room with semi-open kitchen totaling 19.5 m2, a room of 13 m2 that can be joined together, a bedroom of 10

m2 and a bathroom with toilet.

already been established with the town planning services, who have issued a first favorable opinion on a potential increase which would concern part of the house: additional room(s), terrace, etc.

It will be up to future buyers to submit their own project to obtain official authorization.

A cellar completes this property subject to the co-ownership regime

Metro Argentina Line 1

+33 6 83 35 39 60

Condominiums of 19 units (No proceedings in progress).

Annual expenses : 2323 euros.

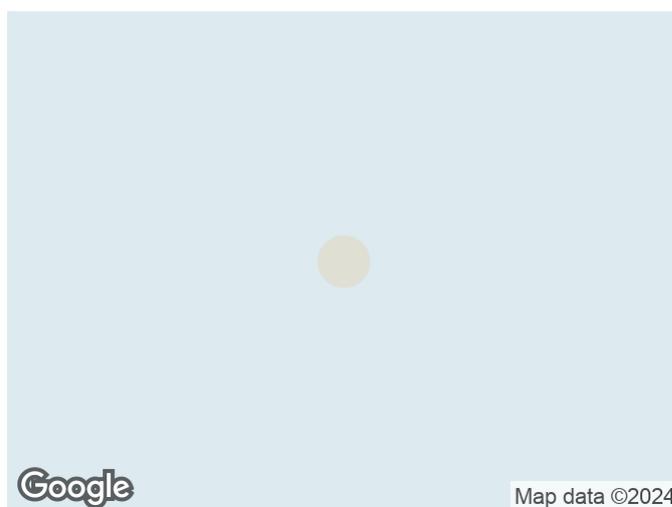
## Summary

Property type: House  
Bedrooms: 1  
Price: €630,000

## Key Information

Internal Area: 46.5 sqm

## Location: Paris 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.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## 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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates