

[Click to view MFH-PARIS6108-C1](#)

## Top floor duplex - Etienne-Marcel

Paris , Paris , Paris Ile-de-France



# €1,500,000

inc. of agency fees

3 Beds      1 Baths      120 sqm

In one of the emblematic Parisian passages listed as a historic monument, this 120.54 m<sup>2</sup> apartment (115.20 m<sup>2</sup> Carrez) is located on the top two floors, quiet and bathed in light. The entrance leads to...

### At a Glance

<b>Reference</b>	MFH-PARIS6108-C1	<b>Near to</b>	Paris	<b>Price</b>	€1,500,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	120 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In one of the emblematic Parisian passages listed as a historic monument, this 120.54 m<sup>2</sup> apartment (115.20 m<sup>2</sup> Carrez) is located on the top two floors, quiet and bathed in light.

The entrance leads to a separate toilet and leads you to a large dining room with open kitchen.

It is followed by two large adjoining bedrooms sharing a bathroom with laundry area.

An authentic carved wooden staircase leads to the upper floor. There stands the spacious and bright living room, mainly facing south and overlooking the glass roof of Passage du Bourg-l'Abbé.

The tour of the apartment ends in the third half-level bedroom, nestled under the eaves.

A cellar completes this property.

Metro Etienne Marcel Line 4

+33 6 43 39 27 42

Condominiums of 44 units

Annual expenses : 4159 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,500,000

## Key Information

Internal Area:	120 sqm
----------------	---------

## Location: Paris Ile-de-France



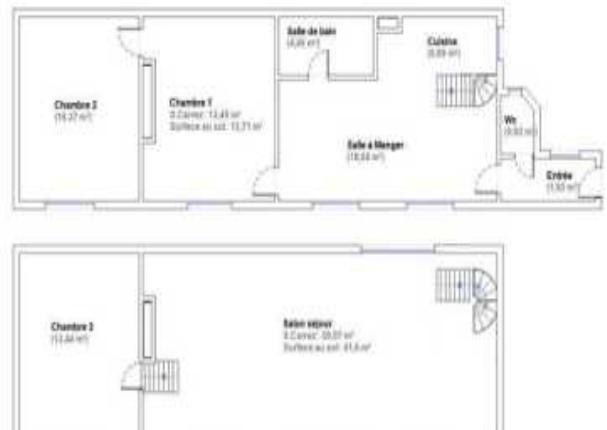
## Gallery







Document non contractuel



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