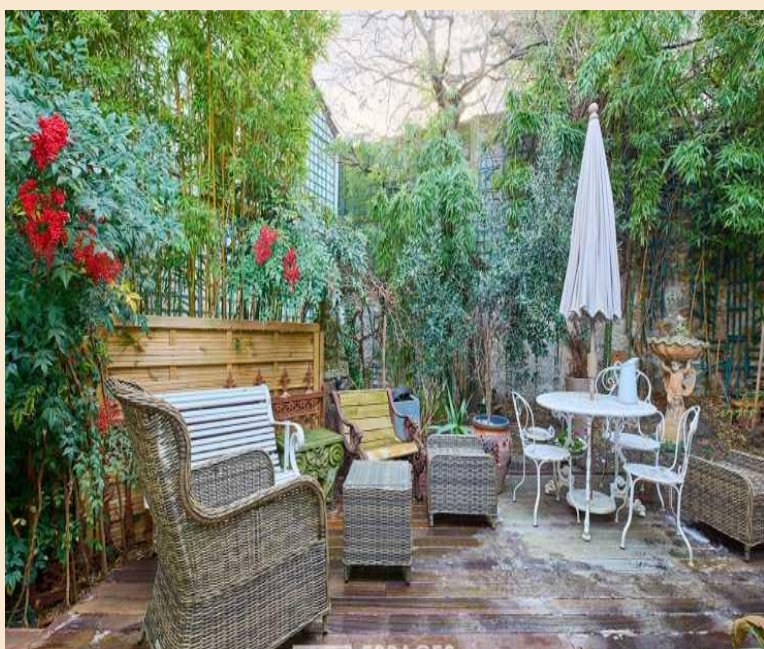


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Paris 14th, facing the green corridor, house with garden and independent...

Paris , Paris , Paris Ile-de-France



€2,690,000

inc. of agency fees

5 Beds 3 Baths 313 sqm

The house is located opposite the green corridor, in a discreet cul-de-sac which was once one of the main artists' hamlets in Paris where Calder and Dufresne lived in particular. This fully owned house...

At a Glance

Reference	MFH-PARIS5333-1	Near to	Paris	Price	€2,690,000
Bed	5	Bath	3	Hab.Space	313 sqm
		Pool	No	Land Tax	N/A

Property Description

The house is located opposite the green corridor, in a discreet cul-de-sac which was once one of the main artists' hamlets in Paris where Calder and Dufresne lived in particular. This fully owned house with a surface area of 313 m2 is characterized by its total absence of overlooking, its absolute calm and its various possibilities of independent access.

It benefits from a garden of 83 m² facing south. A large entrance hall provides access to both the main house and the secondary house opposite it.

A spacious living room, magnified by its high ceilings and its through aspect, is extended by an independent kitchen and a veranda which offers direct access to the garden.

On the first floor, there is a bedroom with a green view, a bathroom and a covered balcony which overlooks the terrace.

The second floor serves a second bedroom with bathroom, characterized by its brightness and the charm of the attic. A finished basement completes the whole, distributing a bedroom, an office, a bathroom, a laundry room and a wine cellar.

The charm continues to operate in the secondary house which benefits from two independent accesses. On the first level there are two bedrooms, a living room and a kitchen.

On the second floor, a bedroom and an office overlook the whole: the famous adage "to live happily, live hidden" applies here perfectly.

The charm of the wooded garden which forms a link between the two houses makes this house a unique place to live. The calm, originality and rarity of this configuration, ideal for a large family or for a liberal or artistic profession.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR3,670 and EUR5,030 per year.

Metro: Alésia

Information on the risks to which this property is exposed is available on the Georisks website for the areas concerned.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€2,690,000

Key Information

Year Built:	1890
Internal Area:	313 sqm
Property Features:	
• Balcony:	1
Has a Garden	Yes

Location: Paris Ile-de-France



Gallery







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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.

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C. BAUER – Sunday Times

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