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Elegant duplex in the heart of a vibrant district of the 3rd arrondissement

Paris , Paris , Paris Ile-de-France



€1,595,000

inc. of agency fees

3 Beds 1 Baths 141 sqm

In the heart of a dynamic district where you will find galleries, trendy restaurants, local shops, transport and schools, nestles a charming duplex of 141 m² Carrez law. Located on the 4th and 5th floors...

At a Glance

Reference	MFH-PARIS7889-2	Near to	Paris	Price	€1,595,000
Bed	3	Bath	1	Hab.Space	141 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of a dynamic district where you will find galleries, trendy restaurants, local shops, transport and schools, nestles a charming duplex of 141 m² Carrez law.

Located on the 4th and 5th floors by stairs of an 18th century building, this property immediately seduces with its typically Parisian character and its calm environment.

From the first level, an entrance with storage leads to a spacious and friendly living room of 44 m², a semi-open fitted kitchen delimited by period half-timbering, two comfortable bedrooms, a large bathroom/shower room and a separate toilet.

An office space (which can be transformed into a bedroom), located near the staircase leading to the upper floor, and a second bathroom complete the premises.

On the 5th floor, there is the master suite which benefits from all modern comforts with a spacious dressing room and a private bathroom.

The apartment benefits from beautiful light thanks to its through orientation, while its location on a high floor allows for a clear view of the rooftops of Paris.

With its authentic charm, exposed beams and well-appointed spaces, this duplex is a real favorite for lovers of Parisian real estate.

A laundry area with toilets, located on the landing, and a cellar complete this property.

Metro: Arts et Métier, Réaumur, Châtelet les Halles

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between euros2,780 and euros3,820 (subscription included).

Information on the risks to which this property is exposed is available on the GÉORISQUES website: .

Mascio

RSAC: Paris

Condominiums of 41 units

Annual expenses : 4680 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,595,000

Key Information

Year Built:	1790
Internal Area:	141 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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