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## Duplex loft with rooftop and Paris views in Abbesses

Paris , Paris , Paris Ile-de-France



**€1,950,000**

inc. of agency fees

3 Beds      1 Baths      135 sqm

Abbesses district, rue Lepic side, in a typical Montmartre street and building, this superb and confidential duplex loft on the third and last floor of 135 m<sup>2</sup> (130.12 m<sup>2</sup> Carrez) enjoys an exceptional...

### At a Glance

<b>Reference</b>	MFH-PARIS7548-C2	<b>Near to</b>	Paris	<b>Price</b>	€1,950,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	135 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Abbesses district, rue Lepic side, in a typical Montmartre street and building, this superb and confidential duplex loft on the third and last floor of 135 m<sup>2</sup> (130.12 m<sup>2</sup> Carrez) enjoys an exceptional terrace of 74 m<sup>2</sup>.

You will discover on the first level an entrance opening onto a large living room with equipped American

kitchen, a lounge and a dining room-office totaling 60 m2.

The zenithal lighting by a beautiful graphic glass roof as well as several sources of natural light ensure a very beautiful luminosity.

The centered fireplace with a studied design underlines the beautiful height under the ceiling.

The master suite with large shower room and dressing room invites you to benefit from a beautiful more intimate space.

A laundry room and separate toilets complete this first level. By the metal staircase designed in a "V", a real visual element and designed to measure, you will discover two mezzanines forming the first floor.

This one serves two bedrooms benefiting from a bathroom with toilets.

Finally, in the extension of the staircase, you access the magnificent roof top converted into a real second living room with outdoor lounge, dining area and viewpoints to enjoy the beautiful views of the rooftops and emblematic monuments of Paris.

Metro L2 Blanche and L12 Abbesses

+33 7 86 75 71 32

Condominiums of 14 units (No proceedings in progress).

Annual expenses : 1560 euros.

### Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,950,000

### Key Information

Internal Area:	135 sqm
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### Location: Paris Ile-de-France

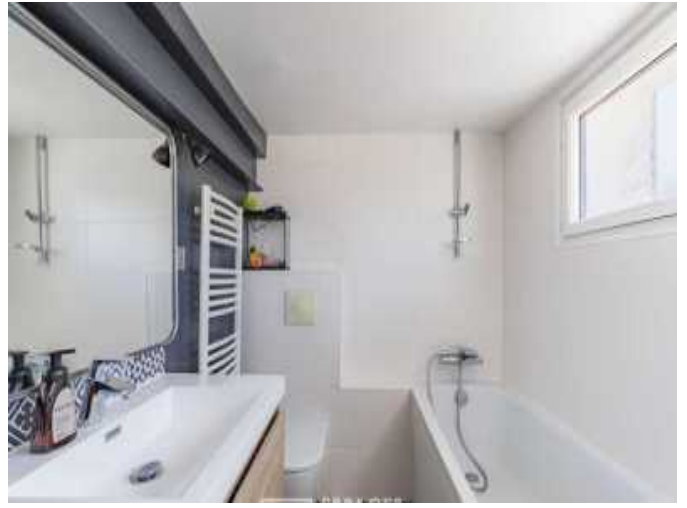


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**C. BAUER – Sunday Times**

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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