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## Crossing duplex on the top floor in Sentier- Bonne Nouvelle districts

Paris , Paris , Paris Ile-de-France



# €945,000

inc. of agency fees

2 Beds      1 Baths      80 sqm

Ideally located in the lively Bonne Nouvelle / Sentier neighborhoods, this 84.22 sqm (70.95 sqm Carrez law) duplex is located on the 4th and 5th last floors of a pre-1800 building (entrance on the 3rd...

### At a Glance

<b>Reference</b>	MFH-PARIS8318-C1	<b>Near to</b>	Paris	<b>Price</b>	€945,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	80 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located in the lively Bonne Nouvelle / Sentier neighborhoods, this 84.22 sqm (70.95 sqm Carrez law) duplex is located on the 4th and 5th last floors of a pre-1800 building (entrance on the 3rd floor).

The top floor houses a living space bathed in light thanks to its double south-east and north-west exposures.

This level, with its undeniable charm with its exposed beams, accommodates a warm living room as well as a dining room with an open kitchen, perfect for entertaining.

The lower level is composed of two beautiful bedrooms of 17.5 m<sup>2</sup> and 15.5 m<sup>2</sup>, comfortable and quiet, benefiting from a functional and elegant bathroom.

A stone's throw from shops, restaurants and transport, this bright duplex under the roof offers a cozy living space in the heart of Paris.

Close to metro stations Bonne Nouvelle, Strasbourg-Saint-Denis and Sentier (Lines 3, 4, 8 and 9)

+33 6 72 07 40 95

Condominiums of 15 units (No proceedings in progress).

Annual expenses : 3216 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€945,000

## Key Information

Internal Area:	80 sqm
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## Location: Paris Ile-de-France



## Gallery







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