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## Apartment in private lane near Martyrs

Paris , Paris , Paris Ile-de-France



# €695,000

inc. of agency fees

1 Beds      1 Baths      80 sqm

Located in a quiet private lane, not far from Rue des Martyrs, comfortably installed on the ground floor, this loft-style apartment totals 91.57 m<sup>2</sup> (65.57 m<sup>2</sup> Carrez) spread over two levels. The entrance...

### At a Glance

<b>Reference</b>	MFH-PARIS8459	<b>Near to</b>	Paris	<b>Price</b>	€695,000
<b>Bed</b>	1	<b>Bath</b>	1	<b>Hab.Space</b>	80 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in a quiet private lane, not far from Rue des Martyrs, comfortably installed on the ground floor, this loft-style apartment totals 91.57 m<sup>2</sup> (65.57 m<sup>2</sup> Carrez) spread over two levels.

The entrance leads to a large living room of 42 m<sup>2</sup> with a wood stove.

This pleasant living room has two windows overlooking the private lane and a window onto a gallery.

The equipped kitchen, adjoining the living room, overlooks the private lane. On the night side, a bedroom has an adjoining bathroom. The toilet is separate.

A 26 m<sup>2</sup> ventilated and heated basement, accessible from the living room by a staircase, opens up multiple possibilities for developments, whether it be an office, or a creative workshop, intended for music, sound and image lovers. This volume allows the place to be adapted to various life projects.

This property will seduce with its calm and charm, a parenthesis of tranquility and character.

Metro Anvers or Cadet (Lines 2 and 7)

+33 6 72 07 40 95

Condominiums of 39 units

Annual expenses : 2138 euros.

### Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€695,000

### Key Information

Internal Area:	80 sqm
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### 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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