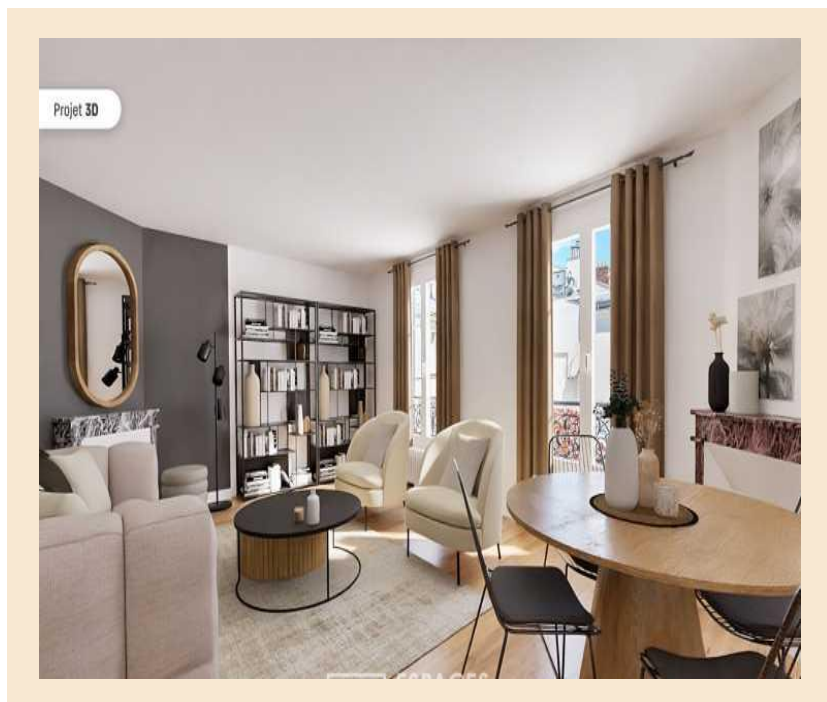


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## Top floor duplex to renovate

Paris , Paris , Paris Ile-de-France



**€790,000**

inc. of agency fees

3 Beds      2 Baths      107 sqm

Located on Rue Paul Fort, between Place d'Alésia and Parc Montsouris, on the third and top floor of a charming 1900 condominium, this apartment to renovate with a surface area of 107 m2 Carrez is characterized...

### At a Glance

<b>Reference</b>	MFH-PARIS8452	<b>Near to</b>	Paris	<b>Price</b>	€790,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	107 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on Rue Paul Fort, between Place d'Alésia and Parc Montsouris, on the third and top floor of a charming 1900 condominium, this apartment to renovate with a surface area of 107 m2 Carrez is characterized by its absolute calm, its brightness and its undeniable potential.

An entrance distributes on one side an independent bedroom, on the other a kitchen and a living room offering a green view of the courtyard of the condominium then a bathroom and two adjoining bedrooms.

The whole is magnified by a period parquet flooring which has retained all the charm of the old. In the spirit of a house under the roofs, the upper floor serves a second kitchen then a superb living room magnified by the parquet flooring and period fireplaces.

The location on the top floor, the charm of the condominium and the absolute calm make this apartment to renovate a real opportunity for those who wish to create a living space that suits them.

Metro: Porte d'Orléans and Alésia ENERGY CLASS: G / CLIMATE CLASS: G.

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,950 and EUR2,680 per year.

- EI - - EI - - RSAC PARIS

(4.50 % fees incl. VAT at the buyer's expense.)

Condominiums of 32 units (No proceedings in progress).

Annual expenses : 2456 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€790,000

## Key Information

Year Built:	1900
Internal Area:	107 sqm

## 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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