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## Duplex with green courtyard

Paris , Paris , Paris Ile-de-France



# €875,000

inc. of agency fees

2 Beds

85.2 sqm

In the 13th arrondissement and close to the BNF, there is an 85.20 m<sup>2</sup> Carrez duplex with a private courtyard of 50 m<sup>2</sup> which can be experienced like a house, hidden from view, in a friendly atmosphere....

### At a Glance

**Reference** MFH-PARIS4760ep-1

**Near to** Paris

**Price** €875,000

**Bed** 2

**Pool** No

**Hab.Space** 85.2 sqm

**Land Tax** N/A

### Property Description

In the 13th arrondissement and close to the BNF, there is an 85.20 m<sup>2</sup> Carrez duplex with a private courtyard of 50 m<sup>2</sup> which can be experienced like a house, hidden from view, in a friendly atmosphere.

The charm of the old; French ceiling, period fireplace, two-tone terracotta tiles, exposed stone walls and wood Corinthian columns where India is in the spotlight, combine brilliantly.

The apartment opens onto a patio-style green courtyard. It is on this first level that you access the living room, followed by an adjoining room which can be used as an office or a third bedroom.

The independent and functional kitchen also opens to the outside

On the first floor, two bedrooms share a bathroom with WC.

A 12 m<sup>2</sup> vaulted cellar is accessible by a stone staircase from the living room.

ENERGY CLASS: F / CLIMATE CLASS: F. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros2,040 and euros2,820 per year.

Information on the risks to which this property is exposed is available on the Georisks website for the areas concerned.

Metro: Library

- EI - Agent Commercial - RSAC: 2021ACO1104 - PARIS

Condominiums of 8 units (No proceedings in progress).

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€875,000

## Key Information

Internal Area:	85.2 sqm
Has a Garden	Yes

## Location: Paris Ile-de-France



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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