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Renovated house with roof terrace in Saint-Georges

Paris , Paris , Paris Ile-de-France

€2,500,000

inc. of agency fees

3 Beds

150 sqm

Nestled between Place Saint-Georges and Rue des Martyrs, this unexpected and fully renovated townhouse with a surface area of 152.97 m² (140.27 m² Carrez) and its 42 m² rooftop is located in the heart...

At a Glance

Reference MFH-PARIS7275

Bed 3

Near to Paris

Pool No

Price €2,500,000

Hab.Space 150 sqm

Land Tax N/A

Property Description

Nestled between Place Saint-Georges and Rue des Martyrs, this unexpected and fully renovated townhouse with a surface area of 152.97 m² (140.27 m² Carrez) and its 42 m² rooftop is located in the heart of an intimate and peaceful condominium. Spread over four levels topped with the rooftop, this house stands out for its elegant layout: On the ground floor, a large entrance with glass roof giving access to a large bedroom

with private bathroom and toilet, ideal for guests or for an office space. On the first floor is a master suite, a bathroom with bathtub and dressing room. On the second floor, a large bedroom with its shower room and dressing room. Two separate toilets between each half-landing. On the third floor a magnificent living space of 36.38sqm. This one consists of its open fitted and equipped kitchen and a living room bathed in light thanks to its double south/west exposure and its magnificent glass roof. A staircase leads to the rooftop. On the top level, a 42 m2 roof terrace offering a true haven of peace in the heart of the city, ideal for relaxing moments with family or friends. The high-quality renovation, carried out by a company specializing in the rehabilitation of exceptional properties, will include thermal and sound insulation, which will allow it to obtain a DPE C. The work will benefit from a ten-year guarantee and will be completed in the summer of 2025. In the immediate vicinity of shops and transport, this rare town house benefits from the tranquility of an interior courtyard and the comfort of a caretaker. Perfect for a clientele looking for an exceptional property, with the possibility of exercising a liberal profession. Saint-Georges, Pigalle and Le Peletier metro stations (Lines 12, 2, 7)

+33 6 72 07 40 95

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 4780 euros.

Summary

Property type:	House
Bedrooms:	3
Price	€2,500,000

Key Information

Internal Area:	150 sqm
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Location: Paris Ile-de-France



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