

[Click to view MFH-PARIS8630](#)

## Duplex with mezzanine Notre Dame des Champs

Paris , Paris , Paris Ile-de-France



# €541,000

inc. of agency fees

1 Beds      1 Baths      28.03 sqm

Espaces Atypiques Paris Rive Gauche offers you a duplex on the fourth and top floor of 28.03 sqm Carrez (43 sqm on the ground), ideally located in the heart of Notre-Dame-des-Champs and completely revisited...

### At a Glance

**Reference** MFH-PARIS8630

**Bed** 1

**Near to** Paris

**Bath** 1

**Pool** No

**Price** €541,000

**Hab.Space** 28.03 sqm

**Land Tax** N/A

### Property Description

Espaces Atypiques Paris Rive Gauche offers you a duplex on the fourth and top floor of 28.03 sqm Carrez (43 sqm on the ground), ideally located in the heart of Notre-Dame-des-Champs and completely revisited in a modern and harmonious reinterpretation.

The charm works: masonry niches, light colors, careful materials, as well as the exposed whitewashed beams as a common thread of the whole. Its plan is designed in distinct spaces distributed by a corridor which is adorned with storage.

The living room, where a fireplace has been installed on the living room side, is bathed in soft, diffuse and crossing light thanks to large openings and benefits from a view of the rooftops of Paris.

The kitchen is functional and judiciously arranged. The bathroom, well thought out and optimized, has a bathtub.

The floor is served by a few steps of an aerial wooden staircase and leads to the mezzanine which overlooks the space.

Sèvres Babylone metro line 12 and Saint Placide metro line 4.

ENERGY CLASS: D / CLIMATE CLASS: B Estimated annual costs: between EUR650 and EUR910 per year Average energy prices indexed for the years 2021, 2022, 2023.

EI - : RSAC N° Paris.

Condominiums of 31 units (No proceedings in progress).

Annual expenses : 1171 euros.

### Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€541,000

### Key Information

Internal Area:	28.03 sqm
----------------	-----------

### 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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates