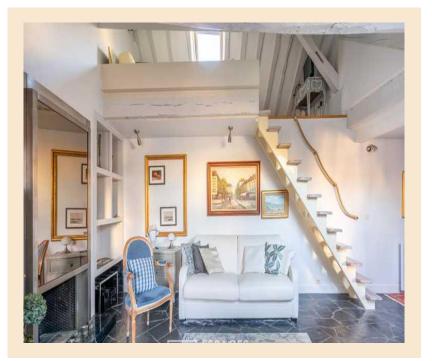


# **Duplex with mezzanine Notre Dame des Champs**

#### Paris , Paris , Paris Ile-de-France





## 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		<b>Key Information</b>	L
Property type:	Apartment	Internal Area:	28.03 sqm
Bedrooms:	1		
Bathrooms	1		
Price	€541,000		

## **Location: Paris Ile-de-France**



## Gallery















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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** 

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