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## Crossing duplex on the top floor with elevator

Paris , Paris , Paris Ile-de-France



**€1,100,000**

inc. of agency fees

2 Beds

89.27 sqm

Located rue Meslay, this duplex of 116 m<sup>2</sup> (62 m<sup>2</sup> Carrez) not overlooked is located on the 5th and last floor with an elevator to the 4th floor of an 18th century building. The entrance opens onto a bright...

### At a Glance

Reference MFH-PARIS7834-3

Near to Paris

Price €1,100,000

Bed 2

Pool No

Hab.Space 89.27 sqm

Land Tax N/A

### Property Description

Located rue Meslay, this duplex of 116 m<sup>2</sup> (62 m<sup>2</sup> Carrez) not overlooked is located on the 5th and last floor with an elevator to the 4th floor of an 18th century building.

The entrance opens onto a bright dining kitchen of 21 m<sup>2</sup> overlooking the roofs of Paris, alongside a living room of 20 m<sup>2</sup> under 4.60 m at the ridge, and a bedroom with a laundry area, a shower room and a toilet .

A concrete staircase leads to the attic floor, leading to a 17 m<sup>2</sup> bedroom and an office that can be used as a 3rd extra bedroom, offering unobstructed views of Beaubourg, the dome of the Pantheon or the

Montparnasse Tower. A shower room and a separate toilet complete this level.

The combination of wood, metal and concrete gives this duplex a resolutely contemporary touch, creating a warm living space conducive to entertaining.

This property subject to co-ownership status benefits from secure bicycle storage.

Metros: République and Temple

ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between euros1,350 and euros1,840 (subscription included)

Information on the risks to which this property is exposed is available on the GÉORISKS website:

RSAC: Paris

Condominiums of 15 units (No proceedings in progress).

Annual expenses : 898 euros.

## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €1,100,000

## Key Information

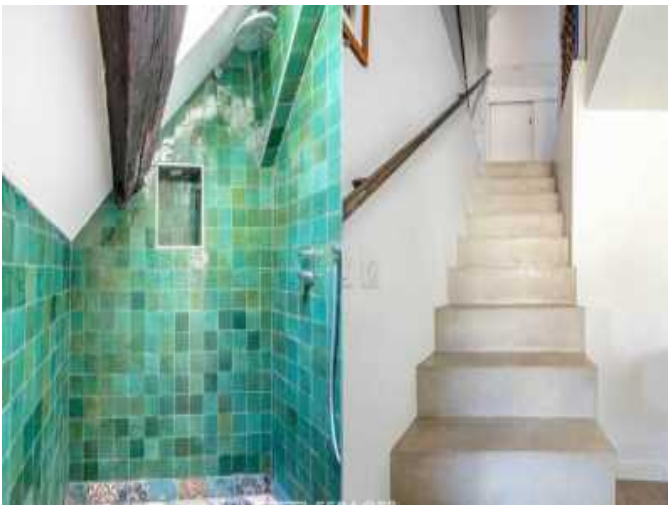
Internal Area: 89.27 sqm

## Location: Paris Ile-de-France



## Gallery







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**C. BAUER – Sunday Times**

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