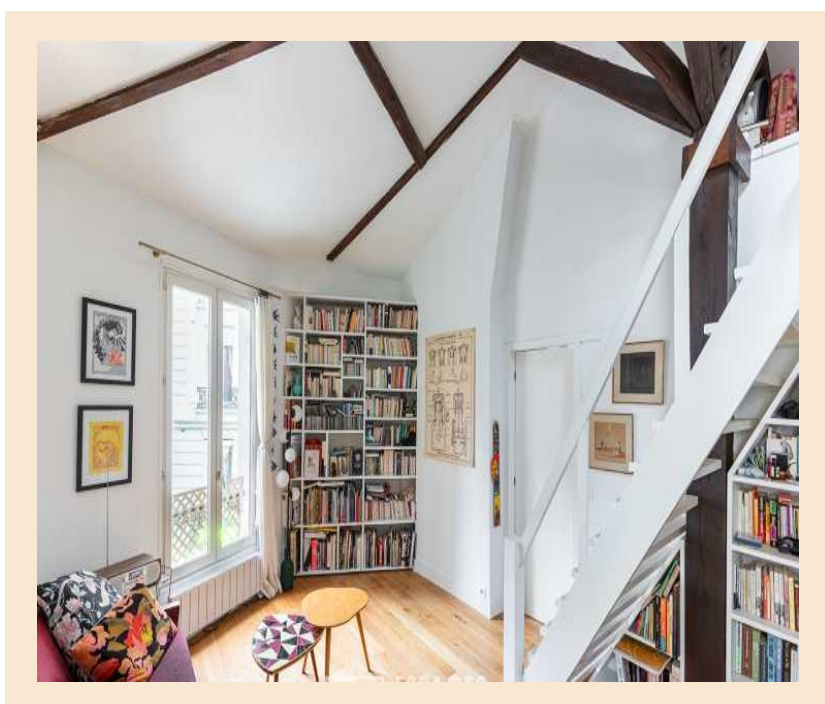


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House spirit on the top floor near Montparnasse

Paris , Paris , Paris Ile-de-France



€585,000

inc. of agency fees

2 Beds

57.85 sqm

In the heart of the 15th arrondissement, close to the Montparnasse train station and the Pasteur Institute, Espaces Atypiques Paris Rive Gauche offers you this charming 57.85 m2 apartment (46.03 m2 Carrez)...

At a Glance

Reference MFH-PARIS9177

Bed 2

Near to Paris

Pool No

Price €585,000

Hab.Space 57.85 sqm

Land Tax N/A

Property Description

In the heart of the 15th arrondissement, close to the Montparnasse train station and the Pasteur Institute, Espaces Atypiques Paris Rive Gauche offers you this charming 57.85 m2 apartment (46.03 m2 Carrez) located on the second and top floor of a corner building with a double southwest / southeast exposure.

Recently renovated with quality materials, it harmoniously combines the character of the old and quality finishes.

Its ideal location, not far from the 7th arrondissement, allows you to enjoy a lively environment with many restaurants, shops, schools and a market just a few steps away.

As soon as you enter, your eyes are immediately drawn to the solid parquet flooring with hints of honey, the exposed beams and the beautiful high ceilings which give an authentic character to the house spirit. The bright living space benefits from a double exposure, bathing the apartment in natural light throughout the day.

The kitchen open to the living room and dining room seduces with its neat details, combining elegance and functionality.

The cement tiles and zelliges add a unique touch. The apartment offers a large bedroom with built-in storage, offering comfort and space.

Upstairs, a pleasant mezzanine reveals an additional sleeping area, which can be used as a second bedroom and/or a teleworking space. The exposed beams, carefully preserved, add a unique touch of authenticity to the whole.

With an EPC classified F but easily upgradeable to E thanks to a change of the hot water tank, this apartment is a rare opportunity to acquire a unique and charming property in the heart of Paris.

A cellar completes this property.

ENERGY CLASS: F / CLIMATE CLASS: C. Estimated amount of annual energy expenditure for standard use, based on 2021, 2022, 2023 prices: between EUR1,410 and EUR1,940.

Metro: Volontaires, Pasteur, Montparnasse (lines 4, 6, 12 and 13)

- EI - - RSAC: Paris

Condominiums of 12 units (No proceedings in progress).

Annual expenses : 2700 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€585,000

Key Information

Internal Area:	57.85 sqm
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Location: Paris Ile-de-France



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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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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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