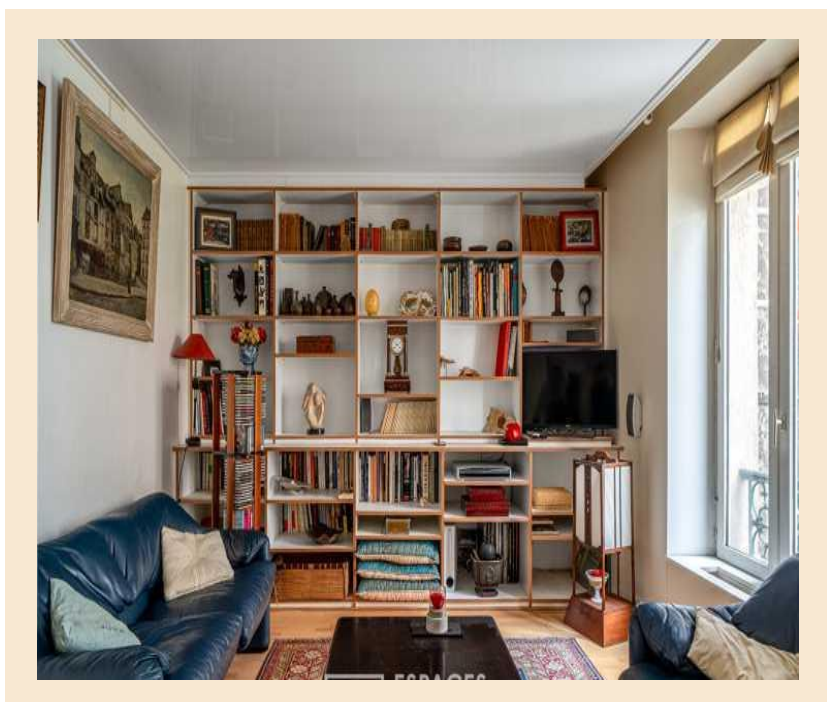


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## Crossing apartment with a view of the condominium's garden, Pernety neighborhood

Paris , Paris , Paris Ile-de-France



# €740,000

inc. of agency fees

2 Beds      1 Baths      76 sqm

Located in the heart of the Pernety neighborhood, in absolute peace and quiet, this 78 m<sup>2</sup> (76 m<sup>2</sup> Loi Carrez) apartment on the first floor of a fully renovated...

### At a Glance

**Reference** MFH-PARIS9274

**Bed** 2

**Near to** Paris

**Bath** 1

**Pool** No

**Price** €740,000

**Hab.Space** 76 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the Pernety neighborhood, in absolute peace and quiet, this 78 m<sup>2</sup> (76 m<sup>2</sup> Loi Carrez) apartment on the first floor of a fully renovated late 19th-century building stands out for its cross-layout, numerous openings, functional layout, and two independent entrances (allowing for a possible professional activity).

A hallway with storage leads, on one side, to a bedroom with a shower room, and on the other side, to a spacious living area with an independent kitchen. The entire space is flooded with natural light thanks to four windows offering an unobstructed view of the condominium's landscaped garden.

Beyond the living area, a hallway with built-in storage leads to a second bedroom and a bathroom, both also accessible by an independent entrance from the landing.

The ideal location, the village-like atmosphere of the neighborhood, the absolute calm, the interesting layout, and the charm of the place make this apartment a rare find in a highly sought-after area.

Two cellars complete this property, which is subject to co-ownership regulations.

**ENERGY CLASS: E / CLIMATE CLASS: B**

Estimated average annual energy expenses for standard use (indexed to 2021): between euros1,390 and euros1,910 per year.

Metro: Pernety

- EI - - EI - RSAC PARIS

Condominiums of 18 units (No proceedings in progress).

Annual expenses : 2508 euros.

## Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 2         |
| Bathrooms      | 1         |
| Price          | €740,000  |

## Key Information

|                |        |
|----------------|--------|
| Year Built:    | 1880   |
| Internal Area: | 76 sqm |

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



# Gallery





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**C. BAUER – Sunday Times**

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