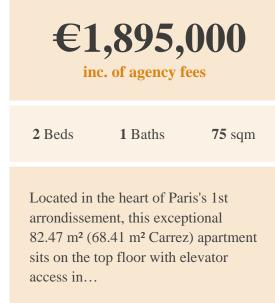


# Luxurious Top-Floor Apartment in the Heart of Paris with Stunning Views...

Paris , Paris , Paris Ile-de-France





### At a Glance

Reference	MFH-PARIS9171
Bed	2

Near to	Paris
Bath	1
Pool	No

 Price
 €1,895,000

 Hab.Space
 75 sqm

 Land Tax
 N/A

#### **Property Description**

Located in the heart of Paris's 1st arrondissement, this exceptional 82.47 m<sup>2</sup> (68.41 m<sup>2</sup> Carrez) apartment sits on the top floor with elevator access in a beautifully maintained 1860 building.

This rare and prestigious property offers breathtaking views of Paris's historic treasures: the majestic Louvre

at your feet, the illuminated Eiffel Tower on the horizon, the Sacré-Coeur perched atop Montmartre, and the belfry of Saint-Germain-l'Auxerrois watching over the neighborhood.

Five balconies invite you to enjoy a privileged perspective of these landmarks that define the grandeur and timeless beauty of the City of Light.

The interior, carefully renovated to preserve its Parisian authenticity, features a spacious entryway, an open kitchen, and a dining room enhanced by exposed wooden beams. The west-facing living room, bathed in natural light, is perfect for relaxation.

The night area includes two bedrooms sharing an elegant bathroom.

Each room has its own balcony, allowing you to enjoy the city at any time of day.

A live-in caretaker and a 5 m<sup>2</sup> cellar complete this property.

Metro: Louvre, Line 1

+33 7 57 17 59 76 Condominiums of 77 units (No proceedings in progress).

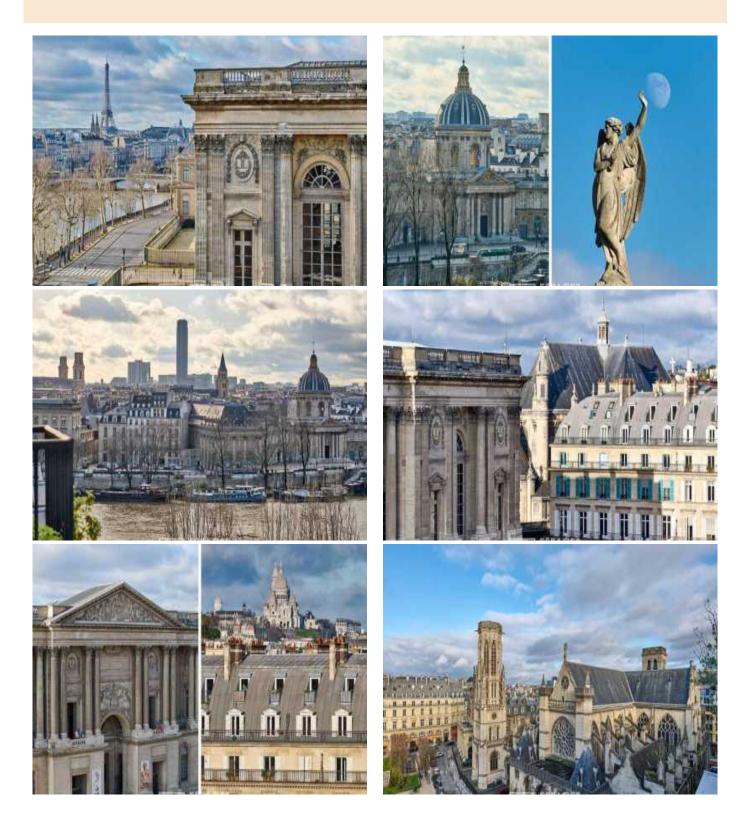
Annual expenses : 2609 euros.

Summary		<b>Key Information</b>	
Property type:	Apartment	Year Built:	1860
Bedrooms:	2	Internal Area:	75 sqm
Bathrooms	1	Property Features:	
Price	€1,895,000	Balcony: 5	

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



# Gallery

















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The purchase process typically starts once you've visited a property with one of ours 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.

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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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