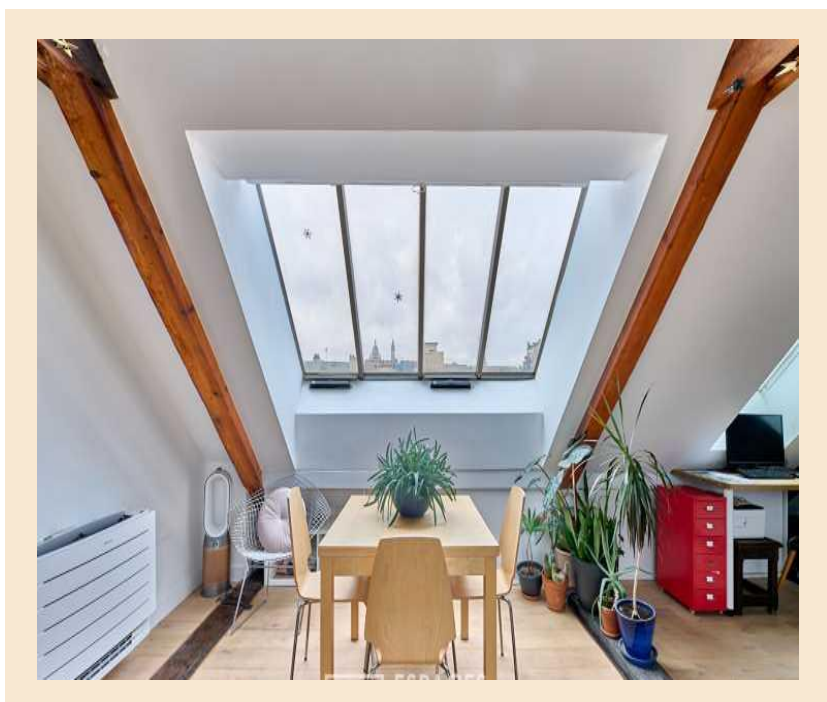


[Click to view MFH-PARIS8946](#)

Duplex crossing under the roofs and view of Sacré Coeur

Paris , Paris , Paris Ile-de-France



€648,000

inc. of agency fees

2 Beds

70 sqm

Rue Doudeauville, in a neighborhood undergoing a complete transformation, located on the fourth and last floor by staircase, this duplex crossing under the roofs of 85.25 m² (56.30 Carrez), without any...

At a Glance

Reference MFH-PARIS8946

Bed 2

Near to Paris

Pool No

Price €648,000

Hab.Space 70 sqm

Land Tax N/A

Property Description

Rue Doudeauville, in a neighborhood undergoing a complete transformation, located on the fourth and last floor by staircase, this duplex crossing under the roofs of 85.25 m² (56.30 Carrez), without any loss of space, has been completely redesigned by the current owners.

The fourth floor consists of an entrance serving a bathroom with toilet accompanying a child's bedroom of more than 7 m² and a second bedroom of almost 10 m² where clever storage designed by an architect is integrated under the staircase.

This leads to the upper floor where there is a large living space of 57.81 m² (31.69 m² Carrez) cleverly renovated.

With its East / West exposure, this through room is particularly bright throughout the day thanks to the three roof windows and the two large glass roofs that frame it. The exposed beams accentuate the charm of the room.

It is made up of several spaces:

- A first overlooking the Sacré-Coeur to the West and the rooftops of Paris to the East, consists of an office area, a dining room and a lounge/media library.
- A second integrates the open kitchen, fitted out to blend perfectly into the space. Its blue and black tones make the place particularly elegant.

A cellar completes this property.

Marcadet - Poissonniers L4 and L12 and La Chapelle L2 metro stations, RER B, D and E and Gare du Nord.

+33 6 65 34 83 64

Condominiums of 63 units (No proceedings in progress).

Annual expenses : 2400 euros.

Summary

Property type: Apartment
Bedrooms: 2
Price: €648,000

Key Information

Internal Area: 70 sqm

Location: Paris Ile-de-France



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates