

Duplex with green courtyard

Paris, Paris, Paris Ile-de-France





At a Glance

Reference	MFH-PARIS9332-1
Bed	2

Near to Paris Pool No Price €875,000Hab.Space 85.2 sqmLand Tax N/A

Property Description

In the 13th arrondissement and close to the BNF, there is an 85.20 m² Carrez duplex with a private courtyard of 50 m² which can be experienced like a house, hidden from view, in a friendly atmosphere.

The charm of the old; French ceiling, period fireplace, two-tone terracotta tiles, exposed stone walls and wood Corinthian columns where India is in the spotlight, combine brilliantly.

The apartment opens onto a patio-style green courtyard. It is on this first level that you access the living room, followed by an adjoining room which can be used as an office or a third bedroom.

The independent and functional kitchen also opens to the outside

On the first floor, two bedrooms share a bathroom with WC.

A 12 m² vaulted cellar is accessible by a stone staircase from the living room.

ENERGY CLASS: F / CLIMATE CLASS: F. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between euros2,040 and euros2,820 per year.

Information on the risks to which this property is exposed is available on the Georisks website for the areas concerned.

Metro: Library

- EI - Agent Commercial - RSAC: 2021ACO1104 - PARIS

Condominiums of 8 units (No proceedings in progress).

Summary

Property type: Bedrooms: Price Apartment 2 €875,000

Key Information

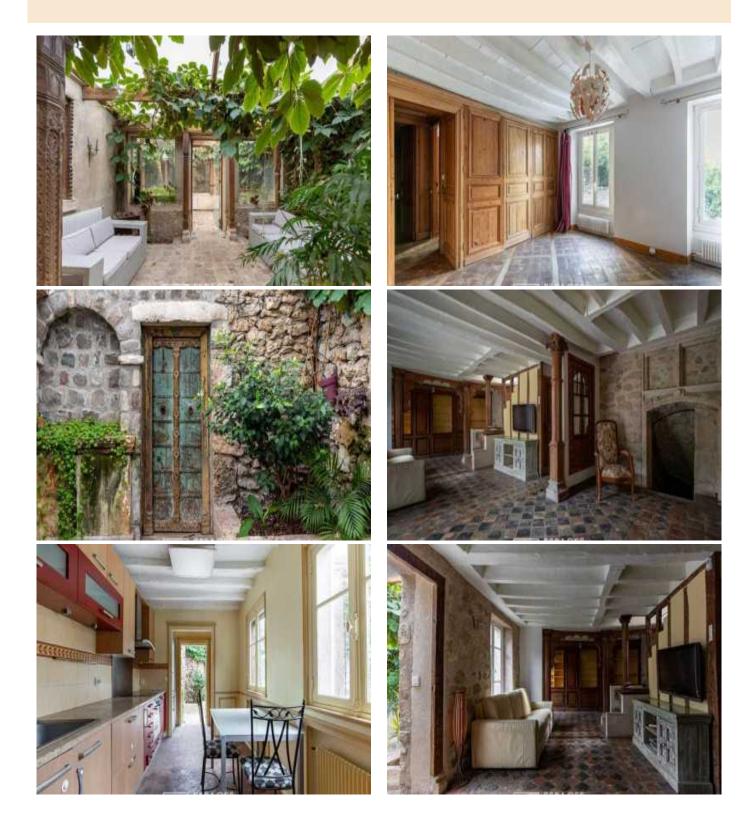
Internal Area: Has a Garden

85.2 sqm Yes

Location: Paris Ile-de-France



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