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## Architect's apartment with balcony and panoramic view of Parc Montsouris

Paris , Paris , Paris Ile-de-France



# €1,550,000

inc. of agency fees

2 Beds      1 Baths      118 sqm

At the edge of Parc Montsouris, this 7th-floor apartment in a prestigious 1970s building offers a breathtaking panoramic view. From the entrance, natural light floods the spacious 118m<sup>2</sup> (Carrez law) area,...

### At a Glance

**Reference** MFH-PARIS9575  
**Bed** 2

**Near to** Paris  
**Bath** 1  
**Pool** No

**Price** €1,550,000  
**Hab.Space** 118 sqm  
**Land Tax** N/A

### Property Description

At the edge of Parc Montsouris, this 7th-floor apartment in a prestigious 1970s building offers a breathtaking panoramic view.

From the entrance, natural light floods the spacious 118m<sup>2</sup> (Carrez law) area, fully renovated by an architect

in 2023. The living space, with its Herringbone parquet flooring and electric fireplace, opens onto a south-facing wraparound balcony.

The semi-open kitchen, sleek and contemporary, combines aesthetics and functionality, adapting seamlessly to every moment of daily life from morning coffee to dinners with friends.

On the night side, two bright bedrooms, one with a walk-in closet, each enjoy direct access to the balcony. A laundry room, a bathroom with both a bathtub and a shower, as well as an additional shower room, complete the layout.

Fully equipped with smart home technology and electric shutters, this property blends charm and modernity.

The well-maintained building offers a concierge, an elevator, and a cellar for additional storage. A secure underground parking box is also available as an option ( euros30,000).

A rare gem designed for those seeking an inspiring yet functional living space.

**ENERGY: C / CLIMATE CLASS: C**

Estimated average annual energy costs for standard use, based on 2021, 2022, and 2023 indexes: between euros1,230 and euros1,700.

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Condominiums of 711 units (No proceedings in progress).

Annual expenses : 5862 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,550,000

## Key Information

Year Built:	1970
Internal Area:	118 sqm
Property Features:	
• Balcony:	1

## Location: Paris Ile-de-France



## Gallery





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**C. BAUER – Sunday Times**

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