

[Click to view MFH-PARIS9444](#)

Luxembourg Gardens - Courtyard House

Paris , Paris , Paris Ile-de-France



€1,057,000

inc. of agency fees

1 Beds 1 Baths 74.78 sqm

Hidden in a peaceful, tree-lined courtyard on the edge of the Luxembourg Gardens, this townhouse, spread across three levels, is located within a bourgeois...

At a Glance

Reference MFH-PARIS9444

Bed 1

Near to Paris

Bath 1

Pool No

Price €1,057,000

Hab.Space 74.78 sqm

Land Tax N/A

Property Description

Hidden in a peaceful, tree-lined courtyard on the edge of the Luxembourg Gardens, this townhouse, spread across three levels, is located within a bourgeois building, accessible through a charming paved and tree-lined entrance.

The main house has a surface area of 55.15 m² (Carrez law) (55.76 m² on the ground) and the annex measures 19.63 m² (Carrez law) (20.68 m² on the ground).

Situated in the heart of a prestigious literary district, it benefits from the immediate proximity to Paris's top schools and universities.

From the moment you enter the main house, the authenticity of the space is captivating. A living room is revealed, benefiting from a zenithal skylight and two large windows that enhance the space. A modern and functional fireplace strengthens the warm atmosphere of this living area, while the kitchen, opened by a bar, adds a convivial touch.

Continuing from the living room, a room with exposed beams lends itself to being used as a guest room or office and provides access to an elegant bathroom, which also retains the charm of the old.

The staircase leads to the second floor, which hosts a lovely bedroom with an adjoining shower room, where two large windows and a skylight ensure brightness throughout the day.

The independent ground floor is a major asset, ideal for remote work, a student studio, or a guest space. It offers a private access and consists of a single room with an open kitchenette.

The whole property offers a peaceful and authentic setting while benefiting from the vibrancy of the neighborhood, with cultural institutions, local shops, and green spaces.

A rare and unique property requiring only a refresh, where every detail has been carefully designed to combine comfort, charm, and functionality.

ENERGY CLASS: F / CLIMATE CLASS: F

Estimated average annual energy costs for standard use, indexed to the years 2021, 2022, and 2023: between euros1,610 and euros2,020 (subscriptions included).

Contact:

Benjamin Guillaume - Agency Director -

Condominiums of 25 units (No proceedings in progress).

Annual expenses : 2028 euros.

Summary

Property type:	House
Bedrooms:	1
Bathrooms	1
Price	€1,057,000

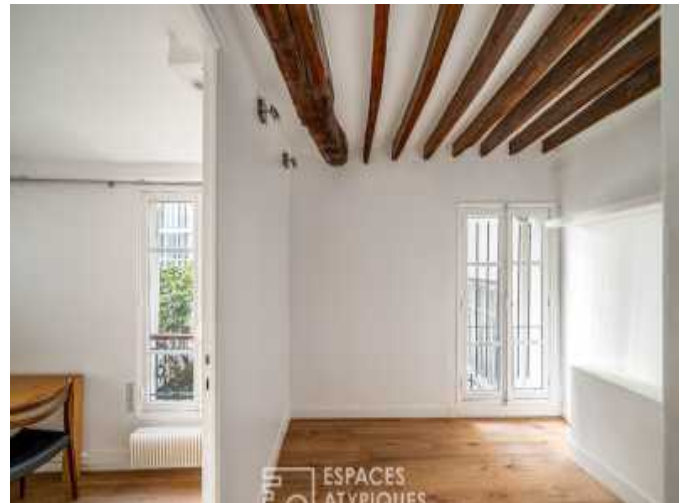
Key Information

Internal Area:	74.78 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