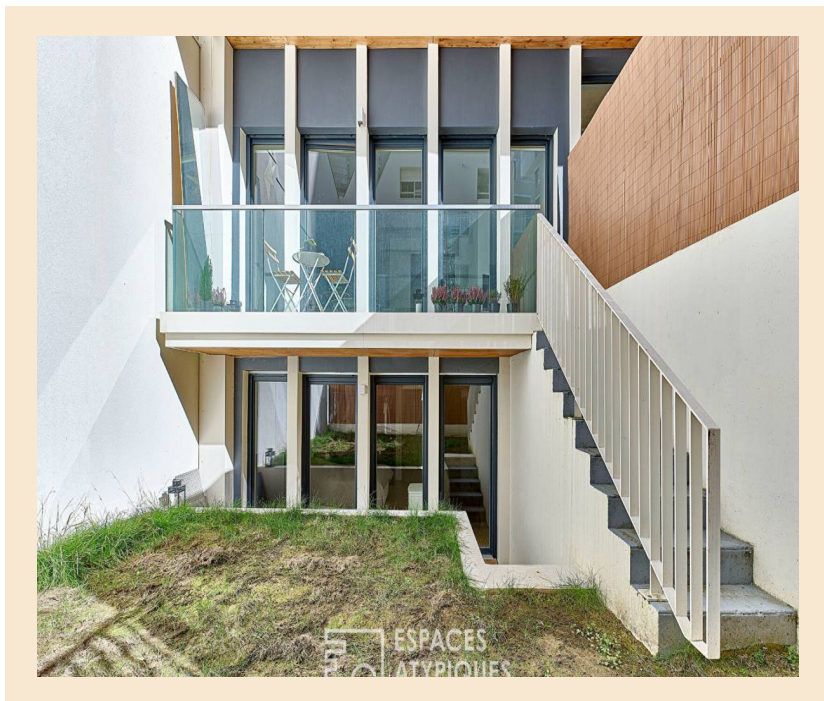


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## Duplex with balcony, terrace and garden near Halle Pajol

Paris , Paris , Paris Ile-de-France



# €885,000

inc. of agency fees

2 Beds

90 sqm

Located a stone's throw from the Halle Pajol, in a small condominium delivered in December 2023, this 85.14 m2 Carrez duplex offers a balcony, a garden...

### At a Glance

**Reference** MFH-PARIS9935

**Near to** Paris

**Price** €885,000

**Bed** 2

**Pool** No

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

Located a stone's throw from the Halle Pajol, in a small condominium delivered in December 2023, this 85.14 m2 Carrez duplex offers a balcony, a garden and a terrace totaling nearly 38 m2 of surface area ideally facing South/West.

The first level presents a vast living space of 37 m<sup>2</sup> composed of a modern equipped kitchen and a living room bathed in natural light thanks to its large bay windows and its beautiful ceiling height of 3.40 meters.

The large balcony-terrace extends the space followed by the garden below, guaranteeing moments of relaxation in the open air.

A staircase leads to the lower level on the garden level.

Under the staircase, there is an office area and a wine cellar, then, a hallway leads to two large bedrooms of 19 m<sup>2</sup> and 14 m<sup>2</sup>, both extended by the terrace followed by the garden area.

They come with a large bathroom, separate toilets and a laundry room.

Metro Marx Dormoy or La Chapelle (Lines 2 and 12)

+33 6 65 34 83 64

Condominiums of 28 units (No proceedings in progress).

Annual expenses : 2303 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€885,000

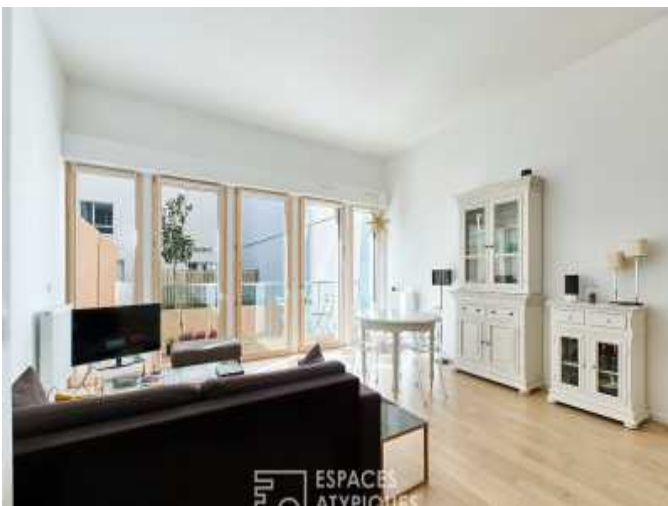
## Key Information

Year Built:	2022
Internal Area:	90 sqm
Property Features:	
• Balcony:	1
Has a Garden	Yes

## Location: Paris Ile-de-France



# Gallery







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

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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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**C. BAUER – Sunday Times**

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