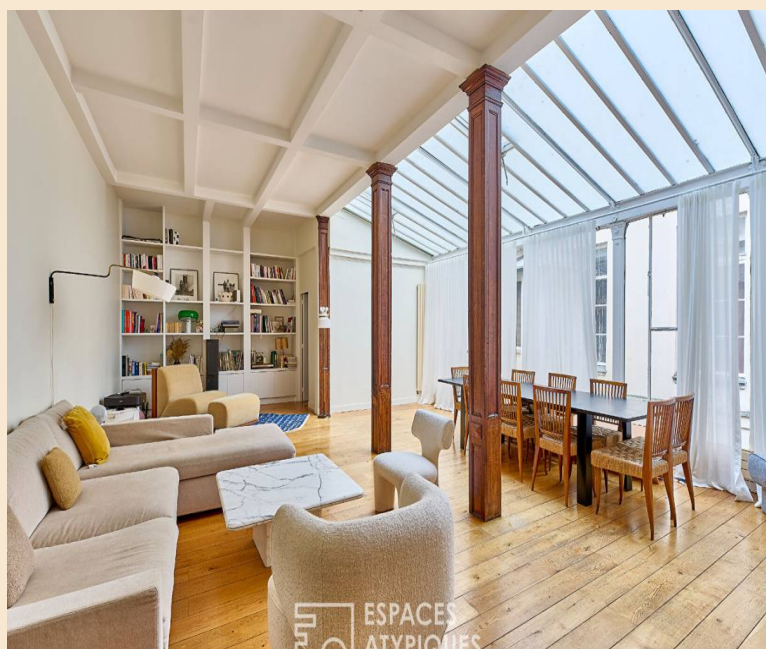


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Duplex loft with glass roofs - Place des Victoires

Paris , Paris , Paris Ile-de-France



€2,390,000

inc. of agency fees

3 Beds

2 Baths

200 sqm

Nestled in a beautiful 18th-century building, this 200.47 sqm apartment (193.40 sqm Carrez), spread over two levels of approximately 100 sqm each, seduces...

At a Glance

Reference MFH-PARIS9714

Bed 3

Near to Paris

Bath 2

Pool No

Price €2,390,000

Hab.Space 200 sqm

Land Tax N/A

Property Description

Nestled in a beautiful 18th-century building, this 200.47 sqm apartment (193.40 sqm Carrez), spread over two levels of approximately 100 sqm each, seduces with its rare character and warm atmosphere. It comes with a beautiful, healthy 31.86 sqm cellar.

On the second floor, accessible by elevator, the apartment opens onto a vast entrance leading to a living space of nearly 60 sqm, enhanced by three elegant wood-clad columns and a large workshop glass roof, both overhead and on the facade.

The volume, the beautiful ceiling height of over 3.60 m and the natural light give the room a unique ambiance.

Adjoining, a large 20 sqm eat-in kitchen pleasantly extends the whole, reinforcing the conviviality and reception capacity of the place.

At the back of the room, a separate office (which can be opened onto the living room) provides an additional room.

A guest toilet completes this level. From the entrance, a staircase leads to the lower floor, where the sleeping area unfolds. Less bright, but very functional, it accommodates a vast 17 sqm hallway, two bedrooms (13 sqm and 15 sqm), two large bathrooms with toilets, two dressing rooms and a laundry room.

The open plan offers great possibilities for layout according to your wishes.

A unique property subject to the co-ownership regime, in a prestigious neighborhood, for lovers of atypical spaces and stories to inhabit.

Metro Bourse Line 3

33 7 57 17 59 76

Condominiums of 13 units (No proceedings in progress).

Annual expenses : 3347 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€2,390,000

Key Information

Year Built:	1790
Internal Area:	200 sqm

Location: Paris Ile-de-France



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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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