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House with terrace and workshop

Paris , Paris , Paris Ile-de-France



€3,500,000

inc. of agency fees

4 Beds 1 Baths 318 sqm

Located in the heart of the Pernety district, sheltered from prying eyes and noise, this 318 m² Carrez house is characterized by its impressive ceiling...

At a Glance

Reference	MFH-PARIS9428-6	Near to	Paris	Price	€3,500,000
Bed	4	Bath	1	Hab.Space	318 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the heart of the Pernety district, sheltered from prying eyes and noise, this 318 m² Carrez house is characterized by its impressive ceiling height, monumental glass roof, and rare layout. It consists of a main house and a secondary house, connected by an elegant library corridor, all surrounded by a 67 m² terrace and benefiting from two parking spaces.

From the moment you enter, the authentic character of the place is revealed: the combination of wood, metal, and glass enhances this perfectly executed contemporary renovation. The open living space, with its clean

lines, is illuminated by a zenithal skylight that seems to embrace the sky, as well as full-height windows that provide direct access to the terrace. The whole is further enhanced by a beautiful ceiling height, with a mezzanine office area above, amplifying the sense of volume.

Upstairs, a master suite includes a walk-in closet, a shower room, and a 13 m² terrace.

On the lower level, a real cinema room has been created.

The secondary house is accessed through a library gallery and is characterized by the charm of the attic space and exposed beams. It consists of a spacious bedroom and a bathroom on the first level, two other bedrooms, and a 14 m² terrace on the upper level.

The absolute calm, the lack of overlooking neighbors, direct access to the outdoor space from the living room, the volumes, the quality of the finishes, and the village-like atmosphere of the neighborhood make this house an exceptionally rare and unique place to live in Paris.

Two parking spaces complement this property, which is subject to the condominium status.

ENERGY CLASS: E / CLIMATE CLASS: B. Estimated average annual energy expenditure for standard use, indexed to 2021: between euros5,030 and euros6,830 per year.

Metro: Pernety

- EI - - EI - Agent commercial - RSAC PARIS

Condominiums of 17 units (No proceedings in progress).

Annual expenses : 2780 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€3,500,000

Key Information

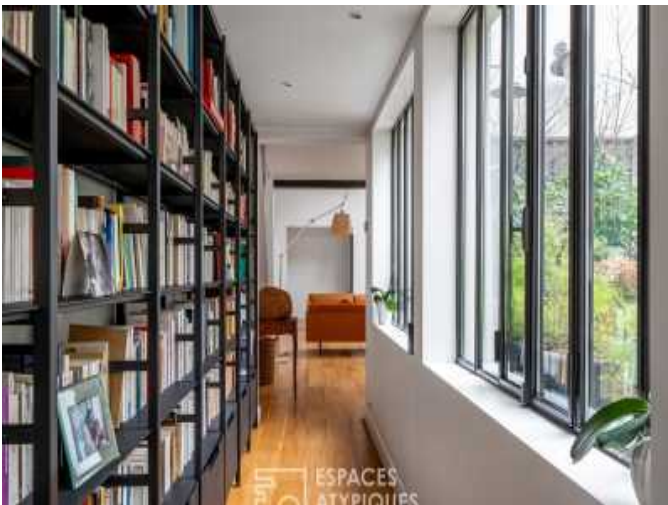
Year Built:	2015
Internal Area:	318 sqm

Location: Paris Ile-de-France



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