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## Gros-Caillou district, duplex family apartment overlooking garden

Paris , Paris , Paris Ile-de-France



**€1,580,000**

inc. of agency fees

3 Beds

1 Baths

125 sqm

In the Gros-Caillou district, a stone's throw from the invalids and the lively shops of Rue Saint Dominique, this duplex is part of a charming condominium on the second line on a quiet garden with caretaker....

### At a Glance

**Reference** MFH-PARIS5005

**Bed** 3

**Near to** Paris

**Bath** 1

**Pool** No

**Price** €1,580,000

**Hab.Space** 125 sqm

**Land Tax** N/A

### Property Description

In the Gros-Caillou district, a stone's throw from the invalids and the lively shops of Rue Saint Dominique, this duplex is part of a charming condominium on the second line on a quiet garden with caretaker.

Like a house, the entrance is independent from the garden and serves on the first level a master suite and an office space.

An elegant stone staircase leads you upstairs. You will discover a kitchen open to a pleasant, bright and calm living room with fireplace, a dining room with a literary atmosphere and elegant woodwork as well as two bedrooms with a separate shower room, toilet and an equipped laundry room.

The second direct access to the first floor via the common areas and the absence of a load-bearing wall make it possible to rethink and redefine this charming duplex.

The creation of a fourth bedroom or, on the contrary, a larger reception space overlooking the garden is possible. The new owners will be able to easily, by keeping the original elements, add an elegant modernity to the property within a characterful co-ownership. A spacious and easily accessible cellar completes this property.

Liberal professions possible.

ENERGY CLASS: D CLIMATE CLASS: C. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,650 and EUR2,330.

- EI - RSAC: 2023AC00590 - PARIS

Condominiums of 98 units (No proceedings in progress).

Annual expenses : 5512 euros.

Summary

|                |            |
|----------------|------------|
| Property type: | Apartment  |
| Bedrooms:      | 3          |
| Bathrooms      | 1          |
| Price          | €1,580,000 |

Key Information

|                |         |
|----------------|---------|
| Internal Area: | 125 sqm |
|----------------|---------|

Location: Paris Ile-de-France



## Gallery









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**C. BAUER – Sunday Times**

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