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## Top floor duplex redone by architect

Paris , Paris , Paris Ile-de-France



**€890,000**

inc. of agency fees

2 Beds      1 Baths      71.4 sqm

At rue de Paradis and Faubourg Saint-Denis, this duplex overlooking a courtyard with 71.40m2 floor space (60.54m2 Carrez) is located on the 4th and last floor of a charming listed 18th century condominium....

### At a Glance

**Reference** MFH-PARIS5303

**Bed** 2

**Near to** Paris

**Bath** 1

**Pool** No

**Price** €890,000

**Hab.Space** 71.4 sqm

**Land Tax** N/A

### Property Description

At rue de Paradis and Faubourg Saint-Denis, this duplex overlooking a courtyard with 71.40m2 floor space (60.54m2 Carrez) is located on the 4th and last floor of a charming listed 18th century condominium. The entrance leads to a bathroom, a living room and its fitted kitchen, a pleasant living room benefiting from spacious rooms. A master bedroom with built-in wardrobes completes this level. The upper floor, accessible by a custom staircase, accommodates an office space overlooking the living room and a second bedroom, all bathed in light through multiple roof windows. Completely redesigned by an architect with an optimized

layout and beautiful materials, this designer living space benefits from preponderant light and the calm of the courtyard. A storage space on the landing completes this property subject to co-ownership status. ENERGY CLASS: E/ CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021 between EUR1040 and EUR1440. Information on the risks to which this property is exposed is available on the G  orisks website: RSAC: Paris Condominiums of 27 units (No proceedings in progress).

Annual expenses : 1840 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€890,000

### Key Information

Year Built:	1760
Internal Area:	71.4 sqm

### Location: Paris Ile-de-France



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