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## Loft on the top floor to be converted

Paris , Paris , Paris Ile-de-France



**€835,000**

inc. of agency fees

2 Beds      1 Baths      85 sqm

Ideally located at the junction between rue Daguerre, the Pernety district and the Montparnasse district, on the third and last floor, accessible by stairs,...

### At a Glance

Reference MFH-PARIS8457

Bed 2

Near to Paris

Bath 1

Pool No

Price €835,000

Hab.Space 85 sqm

Land Tax N/A

### Property Description

Ideally located at the junction between rue Daguerre, the Pernety district and the Montparnasse district, on the third and last floor, accessible by stairs, of a beautiful old building, this duplex apartment with balcony offers a surface area of 85 m<sup>2</sup> (82 m<sup>2</sup> Carrez) to be fitted out as you wish.

It benefits from a real loft spirit with a spacious and bright living room. An entrance opens onto a first level facing south-west, to be fitted out as a sleeping area with two bedrooms with bathroom.

The charm of the old style will combine perfectly with more contemporary elements. In the spirit of a house under the roof, it is upstairs that all the authentic character of the place is revealed: a spacious living room welcomes us, bathed in light thanks to its triple east-south-west exposure.

Convertible as desired, it benefits from a beautiful high ceiling, a crossing configuration and a balcony accessible thanks to superb full-height bay windows.

A large cellar completes this property subject to the status of co-ownership.

Not subject to the DPE.

Metro: Gaité and Pernety

- EI - - RSAC PARIS

Condominiums of 13 units (No proceedings in progress).

Annual expenses : 2450 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€835,000

Key Information

Year Built:	1900
Internal Area:	85 sqm
Property Features:	
•	Balcony: 1

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).

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**S. and L. BROWN**



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