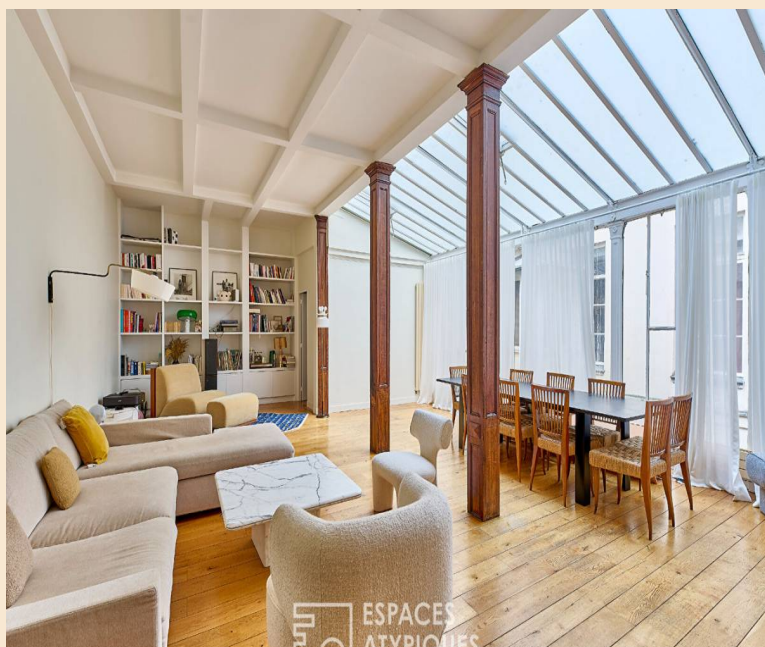


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Duplex loft with glass roofs - Place des Victoires

Paris , Paris , Paris Ile-de-France



€2,390,000

inc. of agency fees

3 Beds 2 Baths 200 sqm

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

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

Place des Victoires - 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).

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C. BAUER – Sunday Times

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S. and L. BROWN



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