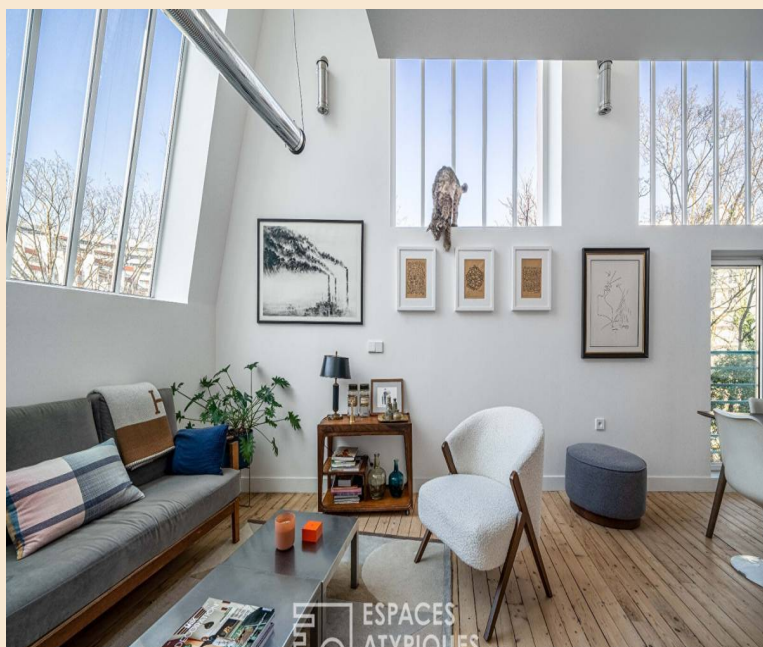


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Renovated artist's studio on a high floor with a view of the Coulée Verte

Paris , Paris , Paris Ile-de-France



€1,520,000

inc. of agency fees

4 Beds 2 Baths 136.48 sqm

Close to the Petite Ceinture, this former artist's studio in duplex offers a surface area of 138 m² (136.48m² Carrez). Nestled on the 6th and 7th floors...

At a Glance

Reference MFH-PARIS9736-7

Near to Paris

Price €1,520,000

Bed 4

Bath 2

Hab.Space 136.48 sqm

Pool No

Land Tax N/A

Property Description

Close to the Petite Ceinture, this former artist's studio in duplex offers a surface area of 138 m² (136.48m² Carrez).

Nestled on the 6th and 7th floors with an elevator in a building constructed for the 1900 World's Fair, this exceptional property stands out for its unique volume, refined renovation, and unobstructed view of the greenery and Parisian rooftops.

The spacious entrance hall features a laundry area before leading to the true centerpiece: the cathedral-style living room, which boasts a 6-meter-high ceiling and large windows with a double exposure to the northwest, flooding the space with constant natural light. The wooden flooring enhances the elegance and warmth of the area. The open kitchen, fully equipped and with a marble countertop, integrates seamlessly, while the dining and living areas invite conviviality.

A corridor leads to the night area, where three minimalist-style bedrooms and an elegant bathroom, adorned with fine tiling, can be found.

A custom-made staircase, with a wooden bookshelf perfectly following the structure, leads to the mezzanine. This bright space, overlooking the living room, is set up as a second lounge and office area, ideal for remote work or for some quiet time. Behind this space, sheltered from view, the master suite unfolds like an intimate cocoon. It features a custom-designed dressing room and an en-suite bathroom. At this level, the clear view reveals the iconic silhouette of the Eiffel Tower.

This unique property, offered by Espaces Atypiques Paris Rive Gauche, combines the charm of the old with contemporary comfort in a peaceful, green setting in the heart of the 15th arrondissement.

A cellar completes the property.

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023, between euros1,820 and euros2,500.

Metro: Porte de Versailles (line 12) - Balard (line 8)

Tram: Desnouettes (T3)

- EI - RSAC: - PARIS

Condominiums of 26 units (No proceedings in progress).

Annual expenses : 3541.48 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€1,520,000

Key Information

Internal Area:	136.48 sqm
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Location: Paris Ile-de-France



Gallery







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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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