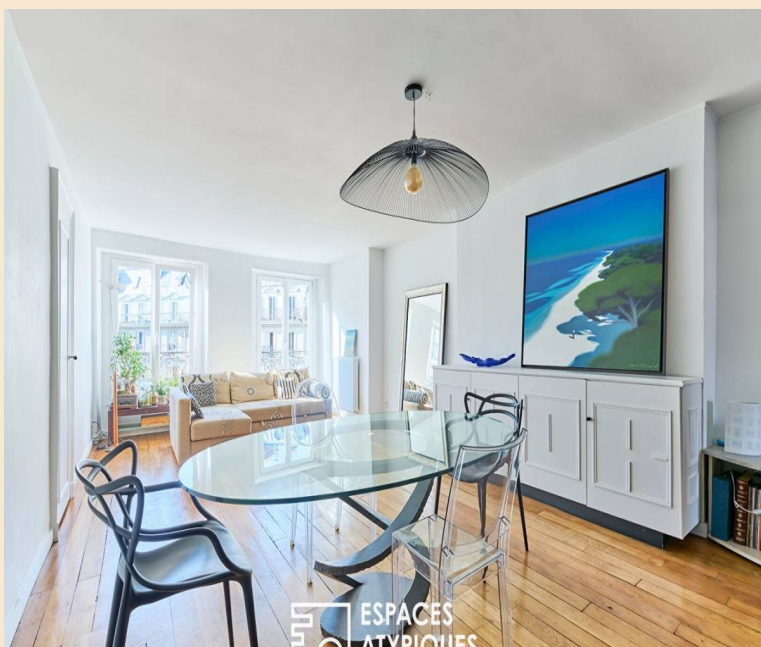


[Click to view MFH-PARIS10996-2](#)

Elegant duplex in the heart of a vibrant district of the 3rd arrondissement

Paris , Paris , Paris Ile-de-France



€1,495,000

inc. of agency fees

3 Beds 1 Baths 141 sqm

In the heart of a dynamic district where you will find galleries, trendy restaurants, local shops, transport and schools, nestles a charming duplex of...

At a Glance

Reference	MFH-PARIS10996-2	Near to	Paris	Price	€1,495,000
Bed	3	Bath	1	Hab.Space	141 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of a dynamic district where you will find galleries, trendy restaurants, local shops, transport and schools, nestles a charming duplex of 141 m² Carrez law.

Located on the 4th and 5th floors by stairs of an 18th century building, this property immediately seduces with its typically Parisian character and its calm environment.

From the first level, an entrance with storage leads to a spacious and friendly living room of 44 m², a semi-open fitted kitchen delimited by period half-timbering, two comfortable bedrooms, a large bathroom/shower room and a separate toilet.

An office space (which can be transformed into a bedroom), located near the staircase leading to the upper floor, and a second bathroom complete the premises.

On the 5th floor, there is the master suite which benefits from all modern comforts with a spacious dressing room and a private bathroom.

The apartment benefits from beautiful light thanks to its through orientation, while its location on a high floor allows for a clear view of the rooftops of Paris.

With its authentic charm, exposed beams and well-appointed spaces, this duplex is a real favorite for lovers of Parisian real estate.

A laundry area with toilets, located on the landing, and a cellar complete this property.

Metro: Arts et Métier, Réaumur, Châtelet les Halles

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between euros2,780 and euros3,820 (subscription included).

Information on the risks to which this property is exposed is available on the Géorisques website: .

Mascio

RSAC: Paris

Condominiums of 41 units

Annual expenses : 4680 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,495,000

Key Information

Year Built:	1790
Internal Area:	141 sqm

Location: Paris Ile-de-France



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved