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## Family duplex with planted terrace near Place de la Madeleine

Paris , Paris , Paris Ile-de-France



€2,490,000

inc. of agency fees

3 Beds      2 Baths      200 sqm

In the Madeleine district, between Rue du Faubourg Saint-Honoré and Boulevard Haussmann, in a beautiful 1830 building, this garden-level apartment totals...

### At a Glance

Reference MFH-PARIS11502-C1

Near to Paris

Price €2,490,000

Bed 3

Bath 2

Hab.Space 200 sqm

Pool No

Land Tax N/A

### Property Description

In the Madeleine district, between Rue du Faubourg Saint-Honoré and Boulevard Haussmann, in a beautiful 1830 building, this garden-level apartment totals 194.93 sqm (192.63 sqm Carrez law) on two levels and offers a 51 sqm planted terrace.

The entrance hall with a wardrobe and guest toilet leads to the living/dining room extended by the sunny terrace.

A large, open-plan fitted kitchen conceals a utility room serving as a laundry room followed by a second access to the common areas. The visit continues to two beautiful bedrooms, each with its own bathroom or shower room and walk-in closet.

Their direct view of the terrace's vegetation is most pleasant. They share a toilet.

Following the entrance hall, a contemporary staircase leads to a generous 46 sqm room that can be used for multiple purposes depending on needs.

Warm and spacious, it includes a custom-made library.

Continuing on, a master suite lit by a remote-controlled skydome has a dressing room and a large bathroom with a bathtub, walk-in shower, two sinks and a toilet. This one is also equipped with a skydome.

A cellar completes this property .

Madeleine metro station (lines 8, 12 and 14)

+33 6 23 54 34 32

Condominiums of 17 units (No proceedings in progress).

Annual expenses : 5480 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€2,490,000

Key Information

Year Built:	1830
Internal Area:	200 sqm
Has a Garden	Yes

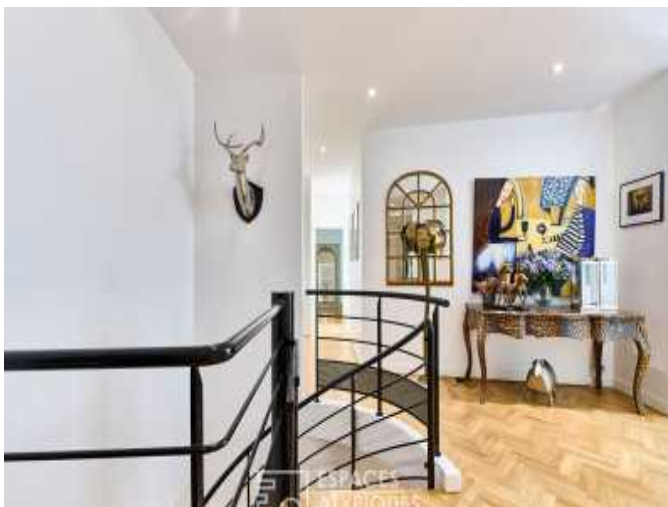
Location: Paris Ile-de-France



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**S. and L. BROWN**



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