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Quartier Latin, near Seine waterfront

Top-floor duplex

Paris , Paris , Paris Ile-de-France



€690,000

inc. of agency fees

1 Beds 1 Baths 58.11 sqm

Located in the heart of the Quartier Latin, tucked away on a quiet, discreet street with direct access to the Seine, this unique duplex apartment of 69.61...

At a Glance

Reference MFH-PARIS10623-6

Near to Paris

Price €690,000

Bed 1

Bath 1

Hab.Space 58.11 sqm

Pool No

Land Tax N/A

Property Description

Located in the heart of the Quartier Latin, tucked away on a quiet, discreet street with direct access to the Seine, this unique duplex apartment of 69.61 m² (58.11 m² Carrez law) is set on the 3rd, 4th, and top floors of a charming period building. This rare property instantly captivates with its character, exceptional volumes, and prime location.

The entrance opens onto a generous space showcasing a refined interplay between an original stone fireplace and a contemporary staircase leading to the upper level. Bathed in natural light thanks to dual-aspect windows, the apartment offers a bright and airy atmosphere.

Upstairs, the main living area features a stunning cathedral ceiling soaring over 4 meters high, enhanced by an exposed wooden framework. An open-plan kitchen seamlessly extends this space. This floor also includes a bathroom and two accessible mezzanines, one of which hosts a cozy sleeping area lit by a skylight, perfect for stargazing at night.

Its top-floor location and sky-facing openings provide an extraordinary sense of space and freedom, rare for this sought-after neighborhood.

Ideally situated just steps from the Seine riverbanks, prestigious universities, gourmet shops, independent bookstores, public transport, the Maubert market, and reputable schools, the apartment offers a vibrant, cultural, yet peaceful living environment.

A truly unique home with authentic charm, perfect for lovers of atypical spaces and historic character.

Metro stations:

Maubert Mutualité (Line 10)

Jussieu (Line 7)

Saint Michel (Line 4)

RER:

Cluny ? La Sorbonne

ENERGY RATING: E / CLIMATE RATING: B

Estimated average annual energy costs based on 2021 energy prices: between euros1170 and euros1,630.

+33 7 64 25 43 29

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 3271.68 euros.

Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€690,000

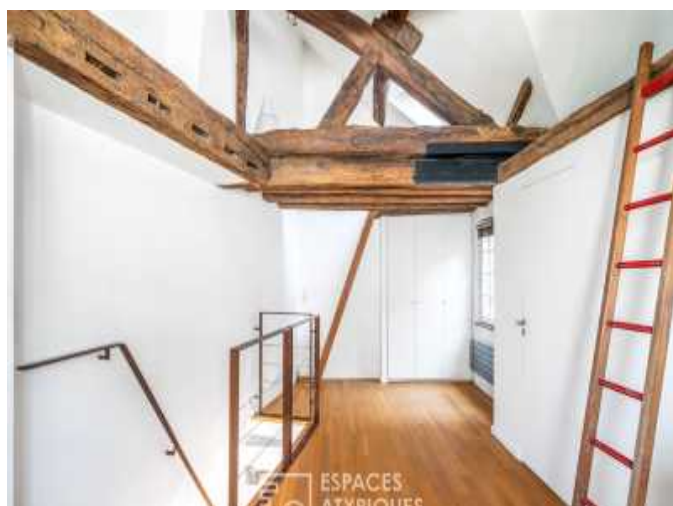
Key Information

Year Built:	1800
Internal Area:	58.11 sqm

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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