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Courtyard Townhouse near the Luxembourg Gardens

Paris , Paris , Paris Ile-de-France



€698,000

inc. of agency fees

1 Beds 1 Baths 55.15 sqm

Hidden away in a quiet, tree-lined courtyard near the Luxembourg Gardens, this 55.76 m² (55.15 m² Carrez law) townhouse is nestled within a classic Parisian...

At a Glance

Reference MFH-PARIS11818

Bed 1

Near to Paris

Bath 1

Pool No

Price €698,000

Hab.Space 55.15 sqm

Land Tax N/A

Property Description

Hidden away in a quiet, tree-lined courtyard near the Luxembourg Gardens, this 55.76 m² (55.15 m² Carrez law) townhouse is nestled within a classic Parisian building, accessed via a charming cobbled and leafy entrance.

Located in the heart of a sought-after literary district, it enjoys immediate proximity to Paris's most prestigious schools and universities.

From the moment you enter, the home's authenticity is striking. The living room opens up beneath a skylight and features two large windows that bathe the space in natural light. A stylish, functional fireplace adds warmth and character to the room, while the open-plan kitchen with breakfast bar enhances the inviting, sociable atmosphere.

Extending from the living area, a room with exposed beams can be used as a guest bedroom or office. It leads to a refined bathroom that also retains the charm of period details.

Upstairs, the second floor houses a beautiful bedroom with an en-suite shower room. Two large windows and a skylight ensure brightness throughout the day.

This home offers a peaceful and authentic setting, while benefiting from the lively atmosphere of the neighborhood, surrounded by cultural institutions, local shops, and green spaces. A rare and unique property where every detail has been thoughtfully designed to combine comfort, character, and functionality.

ENERGY CLASS: F / CLIMATE CLASS: F

Estimated average annual energy costs for standard use (indexed to the years 2021, 2022, 2023): between euros1,610 and euros2,020 (subscriptions included).

Contact:

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Condominiums of 25 units

Annual expenses : 2028 euros.

Summary

Property type:	House
Bedrooms:	1
Bathrooms	1
Price	€698,000

Key Information

Internal Area:	55.15 sqm
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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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