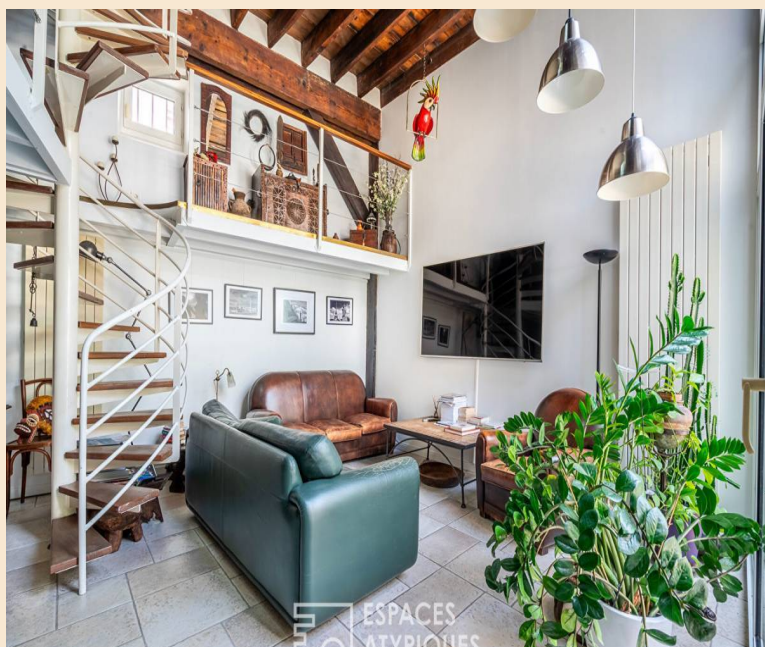


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## Triplex with shared terrace in a former coaching inn

Paris , Paris , Paris Ile-de-France



**€1,375,000**

inc. of agency fees

3 Beds

145 sqm

Located on Rue des Pyrénées, near Place de la Réunion, this 145 m<sup>2</sup> triplex (135.22 m<sup>2</sup> Carrez law) sits at the rear of a large paved courtyard that once...

### At a Glance

**Reference** MFH-PARIS11494

**Near to** Paris

**Price** €1,375,000

**Bed** 3

**Pool** No

**Hab.Space** 145 sqm

**Land Tax** N/A

### Property Description

Located on Rue des Pyrénées, near Place de la Réunion, this 145 m<sup>2</sup> triplex (135.22 m<sup>2</sup> Carrez law) sits at the rear of a large paved courtyard that once housed a coaching inn.

It boasts a planted terrace, shared only by the four lofts that have access to it.

The entrance to the triplex opens onto a south-facing 18 m<sup>2</sup> kitchen and a west-facing 33 m<sup>2</sup> living room with a 4.25 m ceiling.

A staircase leads to the first floor, where there is a 19 m<sup>2</sup> office space, an 11 m<sup>2</sup> bedroom with an en-suite bathroom, and a separate toilet.

On the second and top floor of the building, a landing leads to two further bedrooms of 14 m<sup>2</sup> and 16 m<sup>2</sup>, a bathroom, a laundry room, and a toilet. One of these bedrooms has a retractable staircase leading to the attic.

Benefiting from its quietness and spaciousness, this property offers a country feel while being located in a decidedly urban neighborhood in the heart of Paris.

Property subject to co-ownership status

Metro: Maraîchers

ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average annual energy costs for standard use, based on energy prices for the years 2021-2022-2023: between euros1,790 and euros2,480

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

+33 6 23 64 20 04

RSAC (Registered Companies Register): Paris

Condominiums of 57 units

Annual expenses : 2875.6 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€1,375,000

Key Information

Internal Area:	145 sqm
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Location: Paris Ile-de-France



## Gallery













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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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