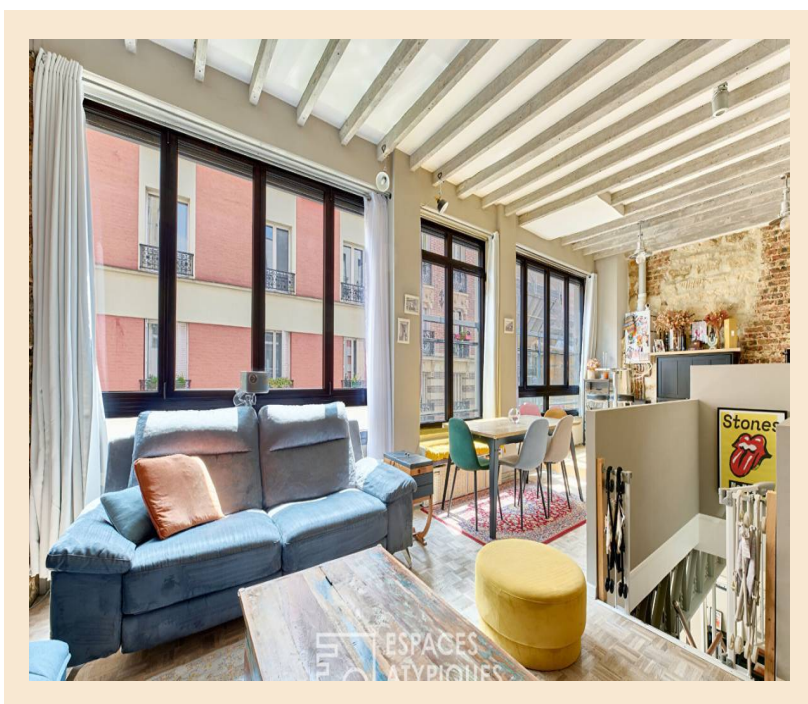


[Click to view MFH-PARIS11537](#)

Like a house with a terrace in the heart of the 11th arrondissement

Paris , Paris , Paris Ile-de-France



€1,250,000

inc. of agency fees

3 Beds 1 Baths 136 sqm

Located on a quiet street
between Parmentier and Voltaire
stations, a stone's throw from
Gardette Square, this 108 m² (118
m²) triplex apartment with...

At a Glance

Reference MFH-PARIS11537

Bed 3

Near to Paris

Bath 1

Pool No

Price €1,250,000

Hab.Space 136 sqm

Land Tax N/A

Property Description

Located on a quiet street between Parmentier and Voltaire stations, a stone's throw from Gardette Square, this 108 m² (118 m²) triplex apartment with a 27 m² terrace can be used as a family home or a living space combining private and professional living.

Accessed from a discreet and contemporary façade, this property with its unusual proportions is spread over four levels. Upon entering, you'll discover a reception area with an office, ideal for a freelance professional, as well as a bathroom with a toilet.

In the basement, a master suite with a bathroom, toilet, glass skylight, and a laundry room complete this cozy and well-appointed level.

The first floor houses two bedrooms and a bathroom with a toilet.

On the top floor, bathed in light thanks to large east-facing windows, the living room with its 4-meter-high ceilings impresses with its spaciousness. Here, the charm is immediately felt thanks to a subtle blend of industrial style, beams, stone walls, and exposed bricks, all enhanced by large windows and perfectly integrated air conditioning. The inviting open kitchen extends from the living room. A third bathroom is also located on this level.

A black metal spiral staircase, a key architectural feature of the space, leads to a 27 m² rooftop terrace.

This functional, bright, and inspiring living space is ideal for a family or a mixed residential/professional activity.

Metro: Parmentier or Voltaire

ENERGY CLASS: C / CLIMATE CLASS: C. Estimated average annual energy costs for standard use, based on 2021 energy prices, range between euros1,480 and euros2,060. Information on the risks to which this property is exposed is available on the Géorisques website:

+33 6 18 08 66 31 - RSAC: Paris

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 878 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,250,000

Key Information

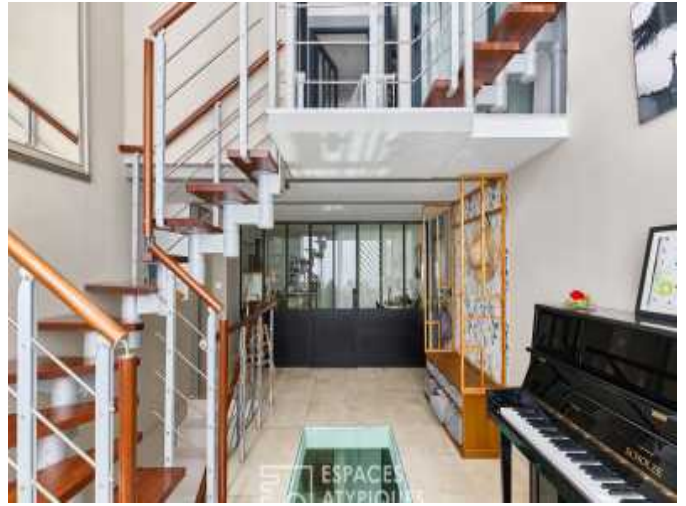
Internal Area:	136 sqm
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Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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