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## Duplex with a house feel under the roof in the heart of Haut-Marais

Paris , Paris , Paris Ile-de-France



**€948,000**

inc. of agency fees

1 Beds

60.66 sqm

Just a stone's throw from Rue de Bretagne and the legendary Place des Vosges, lies a duplex apartment with a unique atmosphere. Nestled on the top floor...

### At a Glance

Reference MFH-PARIS11321-1

Near to Paris

Price €948,000

Bed 1

Pool No

Hab.Space 60.66 sqm

Land Tax N/A

### Property Description

Just a stone's throw from Rue de Bretagne and the legendary Place des Vosges, lies a duplex apartment with a unique atmosphere.

Nestled on the top floor of a building with meticulously maintained common areas, this 60.66 m<sup>2</sup> (47.64 m<sup>2</sup> Carrez law) property is a warm, inspiring, and characterful living space.

The charm is evident from the moment you enter: generous volumes, natural light flooding in thanks to its double southeast exposure, and a play of perspectives that contribute to the identity of the space. Here, everything invites you to enjoy the good life.

The unobstructed view of the rooftops of Paris reinforces the impression of living somewhere special, like a small house perched in the attic.

The first level opens onto a light-filled living room with a ceiling height of over 3 meters, enhancing the space.

It consists of a fitted kitchen and a living room where every detail tells a story. Exposed beams, terracotta tiles, a fireplace, and period radiators create an elegant yet typically Parisian atmosphere.

A study area completes the ensemble.

On the lower floor, a more intimate space is revealed, featuring an attic bedroom with a cast-iron bathtub, a bathroom with a dressing room, and a separate toilet.

Every detail has been carefully considered, right down to the custom-made storage.

More than just an apartment, this is a rare property located in one of the capital's most sought-after neighborhoods, a blend of cultural life, lifestyle, gastronomy, fashion, and historical heritage.

Metro: Saint-Sébastien-Froissart, Arts et Métiers, Saint-Paul

This property is subject to co-ownership status. ENERGY CLASS: E / CLIMATE CLASS: E.

Estimated average annual energy costs for standard use, indexed to the years 2021, 2022, and 2023: between euros1,290 and euros1,800 (including subscription).

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

Mascio +33 6 27 52 75 81 - RSAC (Registered Companies Register): Paris

Condominiums of 17 units (No proceedings in progress).

Annual expenses : 2040 euros.

### Summary

Property type:	Apartment
Bedrooms:	1
Price	€948,000

### Key Information

Year Built:	1629
Internal Area:	60.66 sqm

### 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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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