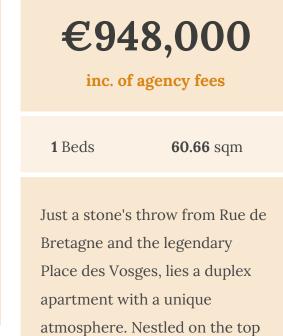


Duplex with a house feel under the roof in the heart of Haut-Marais

Paris, Paris, Paris Ile-de-France





floor...

At a Glance

Reference	MFH-PARIS11321-1
Bed	1

Near toParisPoolNo

Price€948,000Hab.Space60.66 sqmLand TaxN/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^2 (47.64 m^2 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 castiron 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).

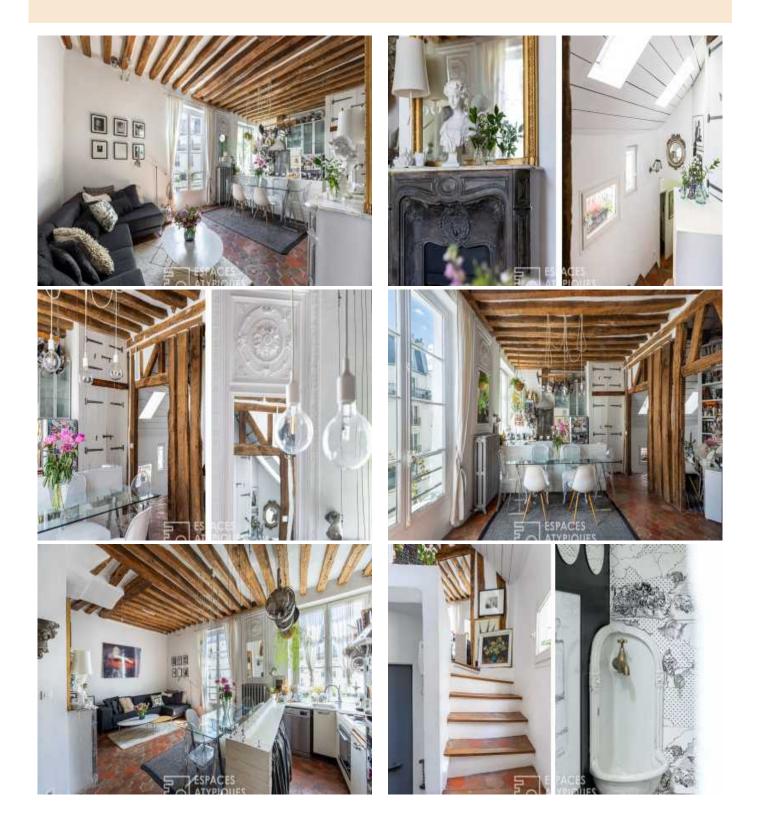
Annual expenses : 2040 euros.

Summary		Key Information	
Property type:	Apartment	Year Built:	1629
Bedrooms:	1	Internal Area:	60.66 sqm
Price	€948,000		

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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