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## Bright apartment in Bonne Nouvelle

Paris , Paris , Paris Ile-de-France



**€860,000**

inc. of agency fees

3 Beds      1 Baths      73 sqm

Located on the 4th floor of an old building with no elevator, this 73.49 m<sup>2</sup> (71.46 m<sup>2</sup>) corner apartment has undergone a complete and inspired renovation,...

### At a Glance

Reference MFH-PARIS10867

Near to Paris

Price €860,000

Bed 3

Bath 1

Hab.Space 73 sqm

Pool No

Land Tax N/A

### Property Description

Located on the 4th floor of an old building with no elevator, this 73.49 m<sup>2</sup> (71.46 m<sup>2</sup>) corner apartment has undergone a complete and inspired renovation, orchestrated by an architect. Nestled on rue du Faubourg Poissonnière, just a stone's throw from the district's emblematic theaters, cafés and shops, this property brilliantly combines old-world charm with contemporary comfort.

From the moment you enter, light floods in thanks to the double exposure and large windows overlooking the Parisian rooftops. The open-plan living space features an open-plan kitchen with a strong design, playing on contrasting materials and colors, and a convivial living room extended by a dining room. Herringbone parquet flooring, subtle moldings and high ceilings evoke the elegance of Haussmann apartments, while creating a resolutely modern atmosphere.

The optimized floor plan distributes three bedrooms, perfect for a family or couple looking for a home office space. A shower room with laundry area and toilet complete this property.

A bright, warm and resolutely Parisian place to live, in a building on a human scale, in the heart of a dynamic, well-served and booming neighborhood.

Subway: Bonne Nouvelle

ENERGY CLASSIFICATION: E / CLIMATE CLASSIFICATION: B. Estimated average annual energy expenditure for standard use, based on 2021 energy prices, between euros1,780 and euros2,750.

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

RSAC : Paris

Condominiums of 22 units (No proceedings in progress).

Annual expenses : 1712 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€860,000

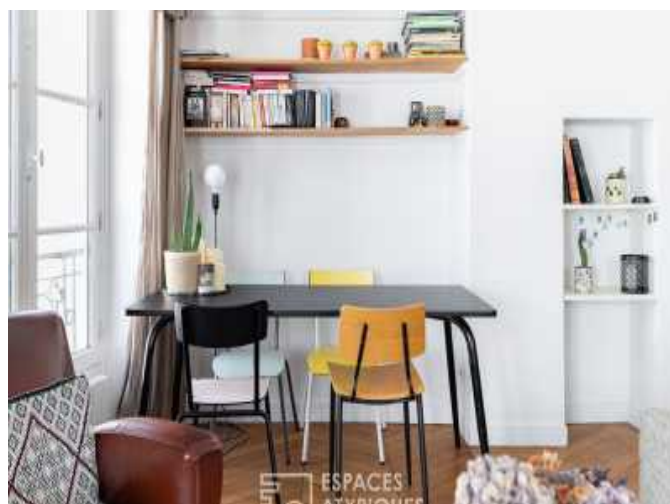
Key Information

Year Built:	1751
Internal Area:	73 sqm

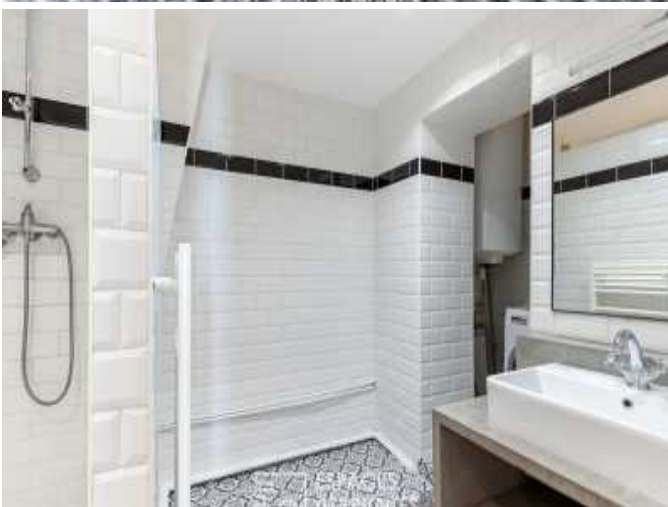
Location: Paris Ile-de-France



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**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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