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Duplex with elevator and roof terrace in the heart of the historic Marais

Paris , Paris , Paris Ile-de-France



€2,600,000

inc. of agency fees

3 Beds 2 Baths 125.19 sqm

In the heart of the Marais district, hidden from view and in absolute tranquility, this 121.46 m² Carrez law duplex captivates with its 360-degree view...

At a Glance

Reference MFH-PARIS11733-1

Near to Paris

Price €2,600,000

Bed 3

Bath 2

Hab.Space 125.19 sqm

Pool No

Land Tax N/A

Property Description

In the heart of the Marais district, hidden from view and in absolute tranquility, this 121.46 m² Carrez law duplex captivates with its 360-degree view of the Parisian rooftops and the rarity of its outdoor space (nearly 139 m² of terrace).

Accessible by elevator, the apartment is located on the top two floors of a modern condominium and is composed as follows:

On the 4th floor: an entrance hall, a living room and an office space (easily convertible into two bedrooms), a bathroom with a laundry room, and a separate toilet. This first level is extended by a large, continuous balcony.

On the upper floor: a spacious, light-filled living room adjoins a separate kitchen, as well as a bedroom and an additional bathroom with a toilet. A second balcony extends this level, while a private staircase provides access to an exceptional roof terrace of nearly 94 m² for exclusive use, offering a unique setting to enjoy unobstructed views of the Parisian rooftops.

The lack of wasted space, the modular layout, and the numerous storage spaces further accentuate the unique potential of this property.

Two parking spaces and a cellar complete the property.

A unique, private living space with multiple possibilities, in one of the most sought-after neighborhoods in Paris.

This property is subject to co-ownership status.

ENERGY CLASS: C / CLIMATE CLASS: C.

Estimated average annual energy costs for standard use, indexed to the years 2021, 2022, and 2023: between euros1,370 and euros1,900 (subscription included).

Mascio - RSAC: Paris

Condominiums of 30 units (No proceedings in progress).

Annual expenses : 5440 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€2,600,000

Key Information

Year Built:	1992
Internal Area:	125.19 sqm

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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