

Duplex under the roofs in the Haut-

Marais

Paris, Paris, Paris Ile-de-France





sought-after Haut-Marais district, close to Rue de Bretagne and the Enfants-Rouges market, this 52.6 sqm duplex apartment (36...

At a Glance

Reference	MFH-PARIS11422-2	
Bed	1	

Near toParisBath1PoolNo

Price€550,000Hab.Space52.6 sqmLand TaxN/A

Property Description

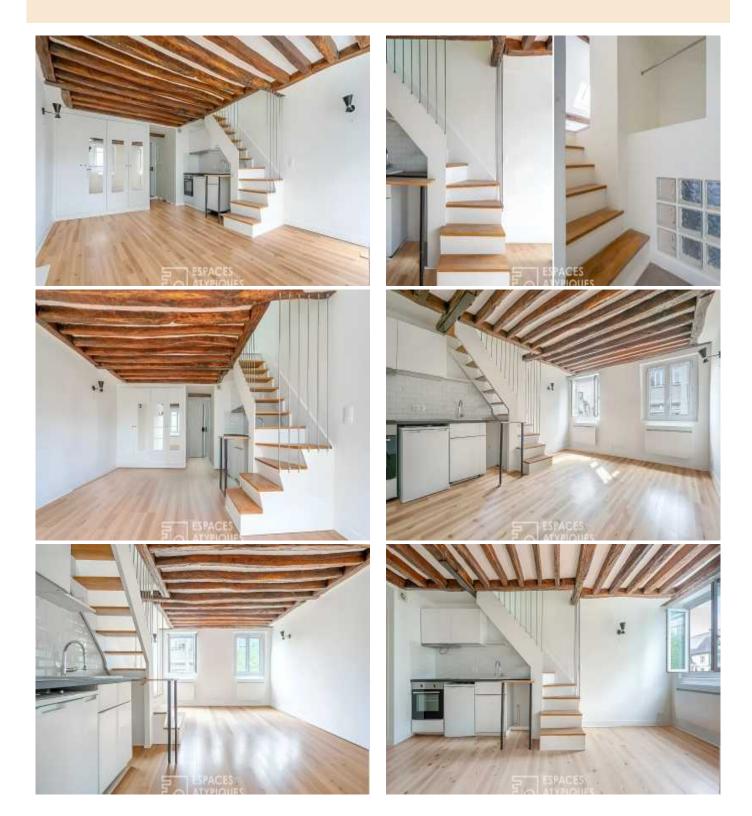
In the heart of the highly sought-after Haut-Marais district, close to Rue de Bretagne and the Enfants-Rouges market, this 52.6 sqm duplex apartment (36 sqm Carrez law) is located on the top floors of a typical 19th-century building. A true cocoon perched under the eaves, it offers a warm and authentic atmosphere, punctuated by beautiful exposed beams and flooding light. Facing southwest, it benefits from an unobstructed view of the rooftops and the listed facade of a former private mansion. The first level features an entrance hall, a welcoming living room with an open kitchen, a separate toilet, and built-in storage. Upstairs, a quiet attic bedroom and a bathroom make up the sleeping area. This property, with its unique layout and great potential, is ideal for a pied-à-terre, a first-time purchase, or a rental project. Its location, in the heart of one of the liveliest and most sought-after neighborhoods in Paris, places the apartment in close proximity to food shops, restaurants, galleries, designers and emblematic places of the Marais. Metro: Temple, Rambuteau, Filles du Calvaire This property is subject to the status of co-ownership. ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR690 and EUR970 (subscription included). Information on the risks to which this property is exposed is available on the Géorisques website: . Mascio RSAC: Paris Condominiums of 18 units (No proceedings in progress).

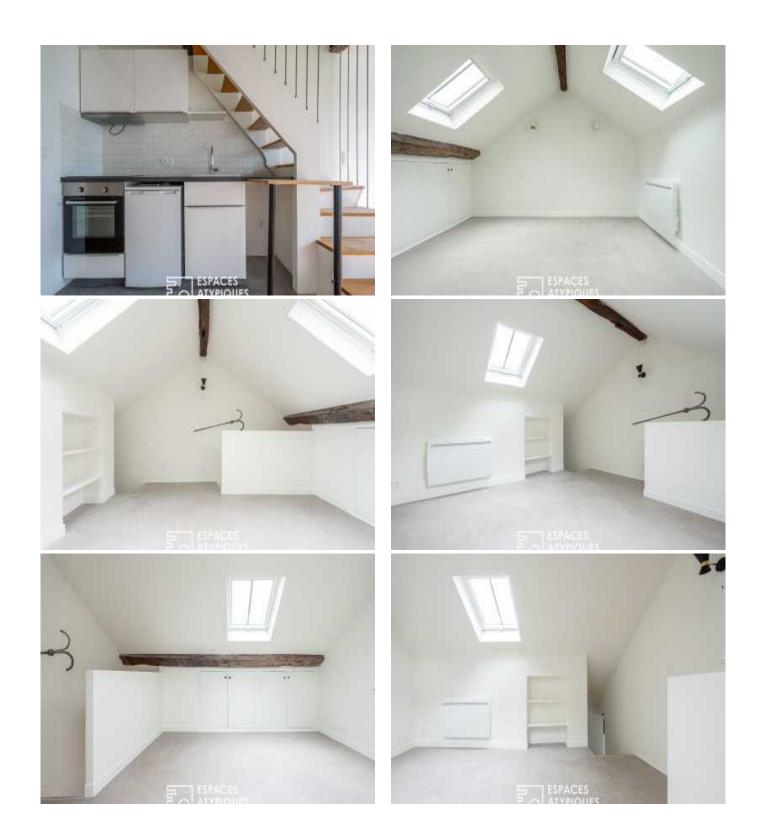
Summary		Key Information	
Property type:	Apartment	Year Built:	1800
Bedrooms:	1	Internal Area:	52.6 sqm
Bathrooms	1		
Price	€550,000		

Location: Paris Ile-de-France



Gallery







THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved