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Duplex under the roofs in the Haut-Marais

Paris , Paris , Paris Ile-de-France



€550,000

inc. of agency fees

1 Beds 1 Baths 52.6 sqm

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...

At a Glance

Reference MFH-PARIS11422-2

Near to Paris

Price €550,000

Bed 1

Bath 1

Hab.Space 52.6 sqm

Pool No

Land Tax N/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

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€550,000

Key Information

Year Built:	1800
Internal Area:	52.6 sqm

Location: Paris Ile-de-France



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S. and L. BROWN



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