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House with potential extension near Place Saint-Ferdinand

Paris , Paris , Paris Ile-de-France



€550,000

inc. of agency fees

2 Beds

46.5 sqm

A few meters from Place Saint-Ferdinand, sheltered from the hustle and bustle, this courtyard house offers 46.47 sqm Carrez law on one level and offers...

At a Glance

Reference MFH-PARIS9358-C4

Near to Paris

Price €550,000

Bed 2

Pool No

Hab.Space 46.5 sqm

Land Tax N/A

Property Description

A few meters from Place Saint-Ferdinand, sheltered from the hustle and bustle, this courtyard house offers 46.47 sqm Carrez law on one level and offers exceptional expansion potential by raising the height.

Currently organized into three rooms, the house consists of a living room with a semi-open kitchen, an adjoining 13 sqm room that can be joined to create a more generous living space, a 10 sqm bedroom and a bathroom with toilet.

A quote has already been drawn up to further open up the space: it includes the addition of a roof window as well as the removal of the existing ceiling to free up the sloping ceiling and gain volume, height and character. Discussions have taken place with the town planning department, who have issued an initial favorable opinion for raising the building.

This project would allow for the creation of one or more additional rooms, or even a terrace. It will be up to future buyers to design their own project and obtain the necessary permits.

A basement cellar completes this property, which is subject to the co-ownership regime. Liberal professions authorized.

Argentine metro (line 1).

- 33 6 23 54 34 32

Condominiums of 19 units (No proceedings in progress).

Annual expenses : 2323 euros.

Summary

Property type:	House
Bedrooms:	2
Price	€550,000

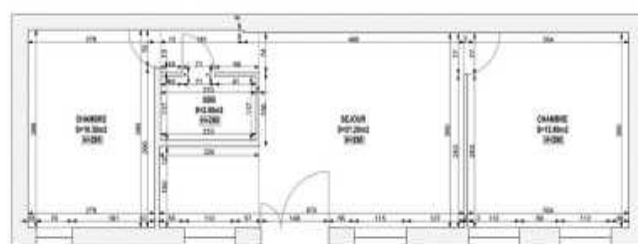
Key Information

Internal Area:	46.5 sqm
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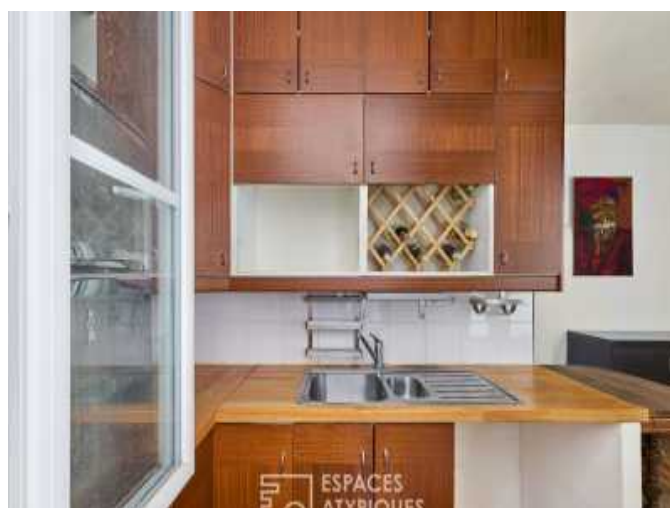
Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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