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Bright apartment on the top floor

Paris , Paris , Paris Ile-de-France



€515,000

inc. of agency fees

1 Beds

38.05 sqm

In the heart of the 11th arrondissement, a stone's throw from the highly sought-after Gardette Square, this charming 38.05 m² (Carrez law) one-bedroom...

At a Glance

Reference MFH-PARIS11738

Near to Paris

Price €515,000

Bed 1

Pool No

Hab.Space 38.05 sqm

Land Tax N/A

Property Description

In the heart of the 11th arrondissement, a stone's throw from the highly sought-after Gardette Square, this charming 38.05 m² (Carrez law) one-bedroom apartment is located on the 4th and top floor of a period building with no elevator. Flooded with light thanks to its beautiful southwest exposure and large windows, it has undergone a complete renovation designed by an architect, combining contemporary elegance with period charm.

From the entrance, custom-made storage optimizes the space. The sun-drenched, unoverlooked living room captivates with its spaciousness, original parquet flooring, three large windows, and a custom-made designer bookcase. The living area features an open-plan kitchen with clean lines and high-quality materials.

The quiet bedroom features a large built-in walk-in closet. A beautifully designed bathroom completes the sleeping area, as does a separate toilet.

Optimized space, abundant light, quality renovation, and a prime location make this apartment a rare and sought-after property.

Bicycle parking in the courtyard.

This property is subject to the co-ownership regulations.

Metro: Voltaire

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average annual energy costs for standard use, based on 2021 energy prices, are between euros770 and euros1,070.

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

+33 6 18 08 66 31 - RSAC (Registered Trade and Companies Register): Paris

Condominiums of 21 units (No proceedings in progress).

Annual expenses : 980 euros.

Summary

Property type:	Apartment
Bedrooms:	1
Price	€515,000

Key Information

Year Built:	1880
Internal Area:	38.05 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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