



JARDIN DES PLANTES - APPARTEMENT 185 M<sup>2</sup> EN DUPLEX AVEC ASCENSEUR ET  
VUE EXCEPTIONNELLE

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SELLING PRICE : 1 290 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
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## DESCRIPTION

Just a stone's throw from the Jardin des Plantes, shops and services, this duplex flat with a floor area of approx. 185 sqm (156 sqm L. Carrez) is located on the top 2 floors with lift, in a small, very well-maintained condominium.

Thanks to its many windows, this flat is exceptionally bright at any time of day and offers a rare level of comfort and convenience.

The two levels of the duplex are linked by a private lift and a beautiful staircase with balustrade. The 1st level features a vast living room of more than 50 m<sup>2</sup> with cathedral ceiling and beams, and an adjoining top-of-the-range fitted kitchen and utility/laundry room.

On the same level, there is a large master suite with an integrated dressing room and bathroom and a large bedroom.

The second level features a large mezzanine with an office and workshop area, a bedroom with en-suite shower room and an attic.

There is a large cellar in the basement.

This flat offers a subtle blend of old features (bricks, beams, parquet flooring), combined with top-of-the-range materials and perfect finishes.

A host of comfort features include reversible ducted air conditioning (PAC), underfloor heating and a lift.) Plenty of storage space, sliding doors, home automation, etc. Possibility of creating a 3rd bedroom.

## CARACTÉRISTIQUES

|                      |                   |                     |        |                              |     |
|----------------------|-------------------|---------------------|--------|------------------------------|-----|
| Accommodation type : | Flat              | Fees :              | -      | Living area :                | -   |
| Land area (m2) :     | -                 | room number :       | 4      | Bedrooms :                   | 2   |
| Expenses :           | 1 132 € / quarter | Balcony Surface :   | -      | Lift :                       | Yes |
| Swimming pool :      | No                | Energy assessment : | B      | Gaz consumption assessment : | A   |
| Number of lots :     | -                 | Fees chargeable :   | Seller | Terms tenant loads :         | -   |

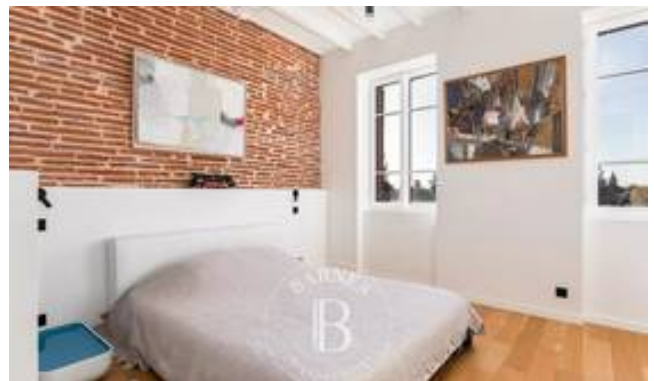
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