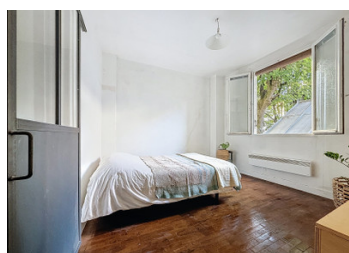
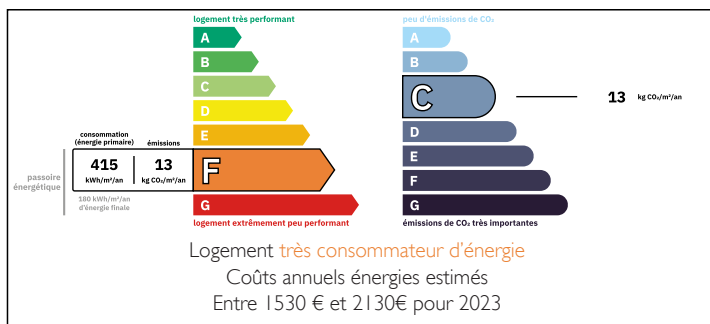


Artist's studio duplex – 2-bedroom apartment – Paris 18th, Lamarck-Caulaincourt

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Paris 18e Arrondissement
Department:	Paris
Bed:	2
Bath:	2
Floor:	74.19 m2
Plot Size:	0 m2

IN BRIEF

MÉTRO LAMARCK-CAULAINCOURT, PARIS 18 -

This unique 74.2 m² apartment (70.3 m² Carrez), set across a duplex on the raised ground floor and first floor of a well-maintained period building, was created from the conversion of a former shop into an artist's studio. It charms with its generous ceiling height, exposed beams and stone walls, as well as cast-iron columns that highlight its character.

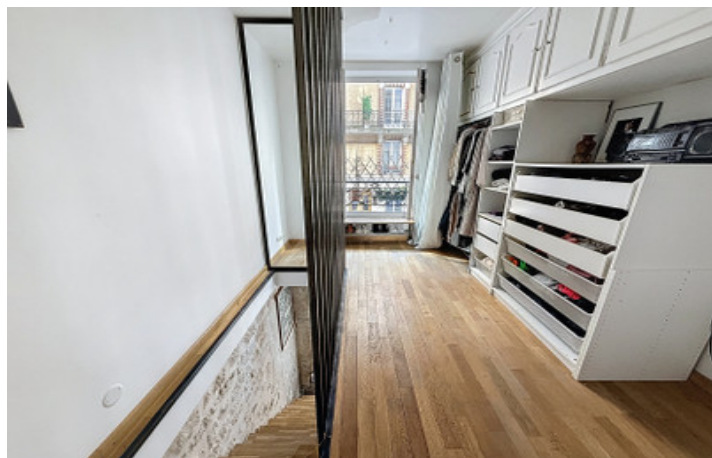
On the raised ground floor: entrance, courtyard-facing bedroom, fully equipped open kitchen, bright living room, and bathroom with WC and laundry area.

On the first floor: garden-facing bedroom with privacy, shower room with Italian-style walk-in shower and WC, dressing room, home office with open views, plus a former independent entrance now repurposed as additional dressing space.

Crossing both courtyard and quiet street, the property also includes a private cellar. A sought-after living environment in the heart of...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1540 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Detailed Surfaces

Ground floor – Living room with kitchen area: 29.85 m² (Carrez law) – 31.37 m² (total)

Ground floor – Bathroom + WC: 6.17 m² (Carrez law) – 6.17 m² (total)

Ground floor – Bedroom: 11.67 m² (Carrez law) – 11.67 m² (total)

1st floor – Walk-in closet: 2.9 m² (Carrez law) – 2.9 m² (total)

1st floor – Bedroom: 9.53 m² (Carrez law) – 9.53 m² (total)

1st floor – Shower room + WC: 2.07 m² (Carrez law) – 2.07 m² (total)

1st floor – Study: 8.1 m² (Carrez law) – 10.48 m² (total)

Private cellar (basement, lot 66): additional storage.

Carrez surface area: 70.3 m²

Total floor area: 74.2 m²

Neighbourhood and street

Located on rue de la Fontaine du But, a quiet one-way street secured by the presence of a synagogue. A typical 18th arrondissement neighbourhood, within immediate reach of Lamarck-Caulaincourt metro and Montmartre's shops.

Lifestyle

The apartment enjoys a peaceful setting, dual-aspect onto courtyard and quiet street with no overlooking neighbours. Montmartre's charm, cafés, restaurants and local markets provide a genuine "village feel" in the heart of Paris.

Education

Nursery and primary schools within walking distance, with secondary schools and high schools nearby in the 18th arrondissement.

Landmarks

Close to the Sacré-Cœur Basilica, Place du Tertre and the Abbesses. The Montmartre district offers a unique cultural and artistic setting, highly sought