

Paris 18th – Lamarck-Caulaincourt – Stunning artist's duplex studio, bright, quiet, with exposed stone walls



EXCLUSIVE

## INFORMATION

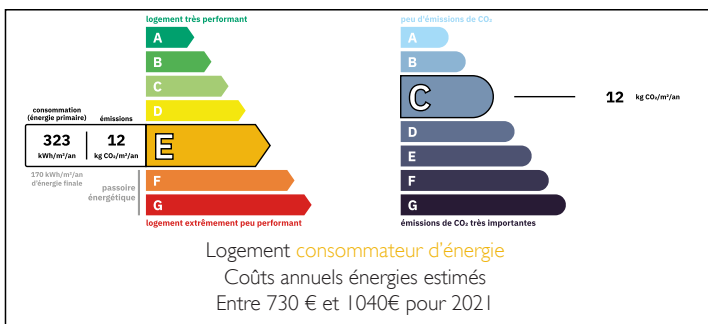
Town:	Paris
Department:	Paris
Bed:	3
Bath:	2
Floor:	74 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

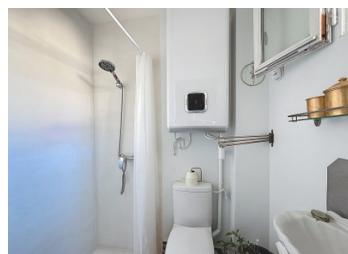
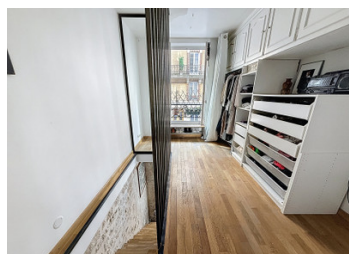
LAMARCK-CAULAINCOURT METRO – Montmartre, atypical duplex apartment of 74.2 m<sup>2</sup> in a well-maintained period building, converted from a former shop into an artist's studio. Bright, quiet, and spacious, it features high ceilings, exposed beams and stone walls, cast-iron columns, and authentic Parisian charm. Access via the main building (raised ground floor), directly from the street for easy entry, or from the upper level. The raised ground floor includes a garden-facing bedroom, functional open-plan and furnished kitchen with bright living area, bathroom with WC, and laundry. Upstairs: garden-facing bedroom with large adjoining dressing room leading to shared areas, Italian-style shower room with WC, and an office or guest space with open views. Private cellar. A unique blend of light, calm, and character in the heart of Montmartre, close to shops, restaurants, and transport.

## ENERGY - DPE



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.



## DESCRIPTION

### Detailed Surfaces

Ground floor – Living room with kitchen area: 29.85 m<sup>2</sup> (Carrez law) – 31.37 m<sup>2</sup> (total)

Ground floor – Bathroom + WC: 6.17 m<sup>2</sup> (Carrez law) – 6.17 m<sup>2</sup> (total)

Ground floor – Bedroom: 11.67 m<sup>2</sup> (Carrez law) – 11.67 m<sup>2</sup> (total)

1st floor – Walk-in closet: 2.9 m<sup>2</sup> (Carrez law) – 2.9 m<sup>2</sup> (total)

1st floor – Bedroom: 9.53 m<sup>2</sup> (Carrez law) – 9.53 m<sup>2</sup> (total)

1st floor – Shower room + WC: 2.07 m<sup>2</sup> (Carrez law) – 2.07 m<sup>2</sup> (total)

1st floor – Study: 8.1 m<sup>2</sup> (Carrez law) – 10.48 m<sup>2</sup> (total)

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

Carrez surface area: 70.3 m<sup>2</sup>

Total floor area: 74.2 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

## NOTES

### 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