



## Marais : Charmant Deux Pieces En Duplex



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 388,740.46

### Location

Pays:	France
État/Région/Province:	Île-de-France
Indicatif régional:	75003
Soumis:	27/10/2025

### Description:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

À 50 metres de la rue de Bretagne, dans l'une des rues les plus prisées du Haut Marais, découvrez ce duplex cosy de 24 m<sup>2</sup>, au 2<sup>e</sup> étage sur cour d'une petite copropriété bien tenue et sécurisée. Exposé Ouest, cet appartement sur 2 niveaux au calme absolu est une parenthèse de tranquillité en plein Paris. Disposition optimisée : Séjour avec coin cuisine au premier niveau, idéalement agence À l'étage : chambre en mezzanine, avec salle d'eau et WC, accessible par un escalier intérieur L'espace est parfaitement pensé pour un pied-à-terre, un investissement locatif (meuble ? Airbnb ?), ou tout



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simplement un refuge urbain. Professions libérales possible. Un bien rare dans le Marais, à deux pas des commerces, des galeries, des terrasses animées et du marché des Enfants Rouges. Tout est là. Et tout est à vous. On visite quand ?

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.726.988

