

## Charming apartment in Paris - Montmartre / Barbès.

apartment / purchase

### General information

#### General

Property nr:	M59
Address:	FR-75018 Paris Paris France
Region:	Île-de-France

#### prices

purchase price:	716,000.00 EUR
price is negotiable:	slightly
agent fee / commission:	Fees payable by the seller.
agent fee including VAT:	yes
agent fee required:	yes

#### measures

residential area:	85 m <sup>2</sup>
number of rooms:	4
number of living rooms:	2
number of bedrooms:	2

#### features

flooring material:	wood
lift:	yes
basement:	yes
balcony / terrace:	yes
fireplace (type):	open fireplace
exterior shutters:	iron

#### condition

year of construction:	1890
age:	old building
year of refurbishment:	1940

#### surroundings

zone:	city center
view:	distant view

## administration

**type of use:** habitation, investment

## energy certificate

**energy certificate available:** yes

**energy efficiency category:** E

## detailed description

Do you dream of living in a dynamic neighborhood full of history? Do not search anymore ! This elegant character apartment located in Montmartre, Boulevard Barbès, in the prestigious 18th arrondissement of Paris, is the ideal address for lovers of the charm of yesteryear. Like a jewel forgotten in the mazes of time, this dazzling apartment instantly transports you to a bygone era. Nestled on the edge of the illustrious Montmartre, this charming sanctuary offers much more than walls and a roof; it reveals a rich history, a dream of yesteryear.

Main Features :

- **Spacious surface:** With its 85m<sup>2</sup>, this apartment welcomes you in a spacious space, inviting you to create, dream and live again, it offers a generous space for your comfort and your projects.
- **Private balcony:** Take advantage of a pleasant balcony to relax, get some fresh air and admire the view of the bustling Parisian scene. Like a window to the past, the balcony offers you a private theater to watch the world evolve before your eyes.
- **Prime location:** In the heart of the 18th arrondissement, this apartment benefits from an environment rich in shops, restaurants and cultural venues. Bordering the mythical Montmartre, this apartment invites you to immerse yourself in the cultural effervescence and taste the delights of the Paris of yesteryear.
- **La Noblesse du Temps:** Although it has not been touched by encroaching modernism for almost a century, nor renovated, this apartment retains its grace and elegance of yesteryear. Carefully crafted architectural details, moldings telling silent tales, and high ceilings seem to whisper secrets of the golden age. it offers a multitude of opportunities to express your creativity and design ideas. You have the possibility of shaping this exceptional place according to your tastes and your needs.

- **The Sketch of Possibilities:** Like a blank canvas in an artist's studio, this apartment offers you the rare chance to sculpt the future according to your imagination. Like a poet in front of a blank page, you will have the freedom to reveal the hidden beauty of this timeless place.

**Authentic cachet:** This apartment has managed to preserve its period character and nobility, thus offering a unique charm and a warm atmosphere. Vintage architectural details, delicate moldings and high ceilings give this space a sense of timeless elegance. Dare to be the architect of your own story, the guardian of this capsule of the past. Dare to dream by transforming this noble building into your own masterpiece.

Do not wait any longer to seize this rare opportunity to acquire an apartment full of character in one of the liveliest and most popular areas of the capital. Contact us today to arrange a visit and discover the full potential of this exceptional property.

A cellar and a service room of 5m<sup>2</sup> complete this property.

The apartment is composed of a large central entrance which gives on one side to the double living room which itself gives access to the balcony, on the other side the entrance gives onto a corridor leading to the kitchen to the bedrooms as well as a to the shower.

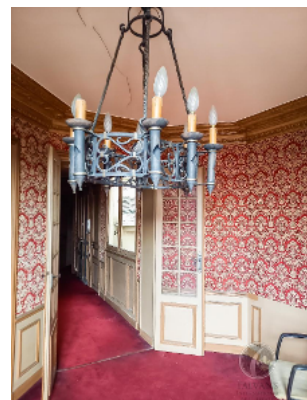
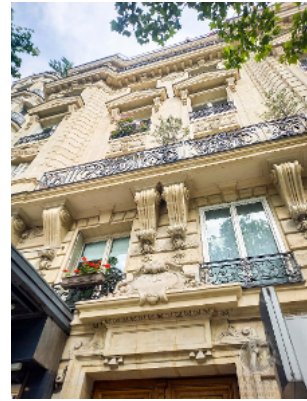
PRICE: €787,000 DPE: E GES: B

Fees payable by the seller.

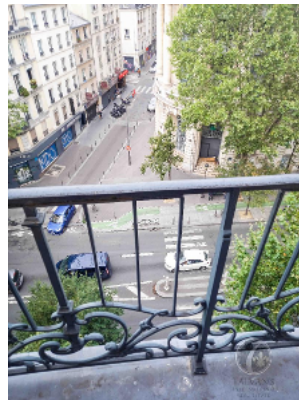
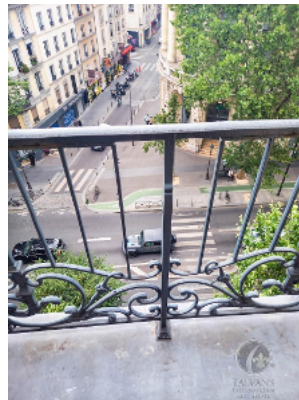
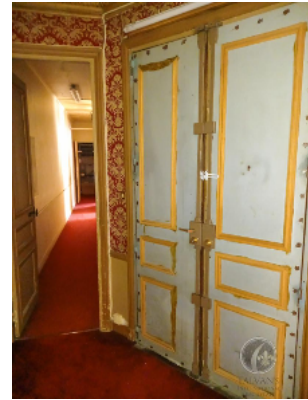
Name of the agent in charge of the sale: Mr Sylvain Serge Talvan - 06 58 49 85 16 - [sylvain@talvans.com](mailto:sylvain@talvans.com) Status: Holder of Transaction card N°: CPI 7501 2018 000 030 535 - NO DETENTION OF FUNDS - NO FINANCIAL GUARANTEE

Rates & info: Talvan's International - Paris Real Estate Agency (search on Google) or [TALVANS.COM](https://www.talvans.com)

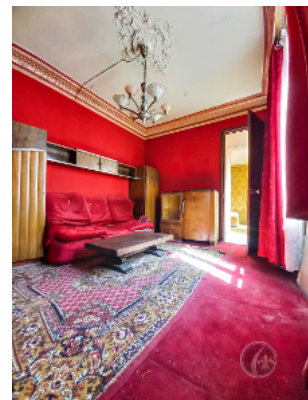
## Gallery

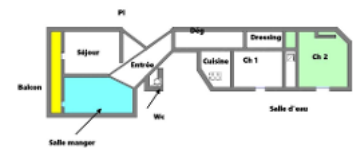
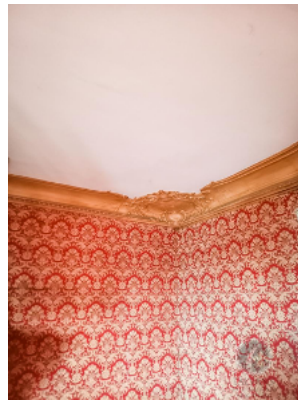
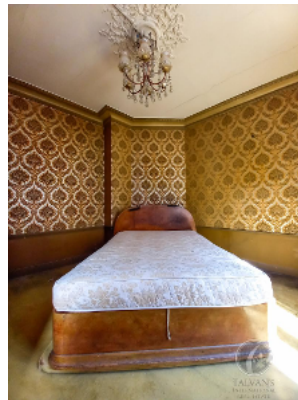
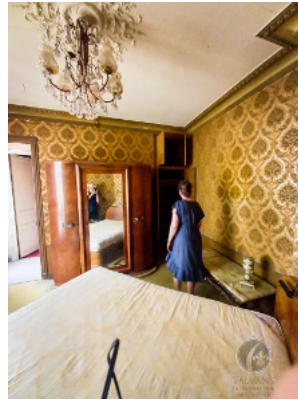




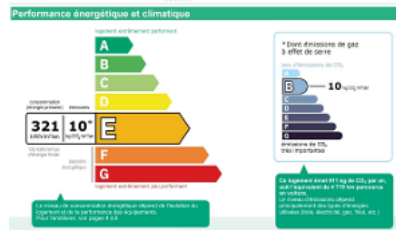
















Talvan's International Real Estate  
Mr Sylvain Serge Talvan  
Quai Louis Bleriot 8, FR-75016 Paris 16e Paris, France

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## Agency

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### The offer is managed by

<b>Company:</b>	Talvan's International Real Estate
<b>Address:</b>	Quai Louis Bleriot 8 FR-75016 Paris 16e Paris France / Ile-de-France
<b>Controlling authority:</b>	CCI Paris France
<b>Company registry:</b>	839 611 308 RCS de Paris, France
<b>VAT ID:</b>	FR16839611308
<b>Authorized representative:</b>	Mr Talvan Sylvain Serge
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### Your contact person

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