

Paris 75006 St-Germain, rare opportunity, 2beds to renovate, 82m2, 3rd floor, historic 1840 building with lift



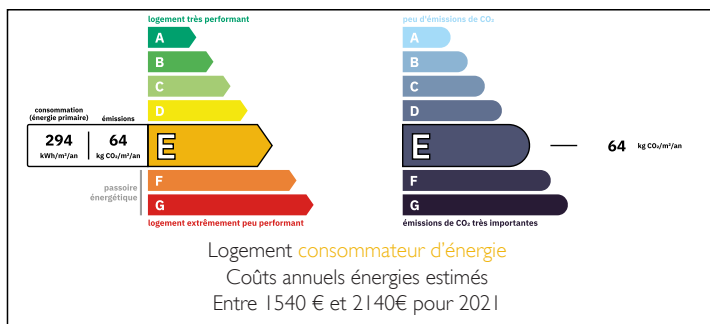
INFORMATION

Town:	Paris 6e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	82.02 m2
Plot Size:	0 m2

IN BRIEF

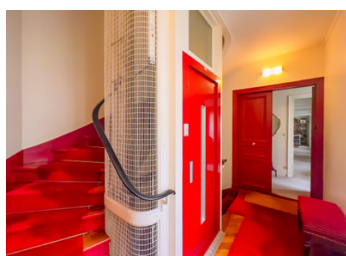
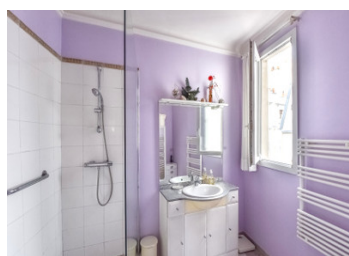
PARIS 75006 - Saint-Germain-Des-Prés - 2 bedrooms - 82,02m2 - DPE E - 360 and floor plan available - Ideally located in the heart of the very elegant Notre-Dame des Champs district, beautiful 19th century architecture for this bright property in need of refurbishment, located on the 3rd floor courtyard side (4 exposures) of a beautiful, well-maintained historic 1840 building with lift. A rare haven of peace, it offers 80.93m2 Carrez law and includes 2 bedrooms, 2 living rooms facing SE, kitchen, shower room and separate toilet. Strategically located 2 steps from the Luxembourg Gardens and the BonMarché, it benefits from 9 windows, including 6 high-quality double-glazed bay windows for maximum light. This property benefits from a prestigious address in the heart of one of the most sought-after districts of Paris, with top brand names synonymous with luxury,...

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

Area details :

- Apartment No 21 --> Weighted area 81.48m² = 13,388 euros/m²

- Total living space --> 82.02m² living area ; 80.93m² Carrez law

Room details :

Entrance hall 5.12 m²

Dining room 14.41 m²

Living room 12.91 m²

Kitchen 6.44 m²

Bedroom 1 - 12.32 m²

Bedroom 2 - 12.93m²

Distribution hall 8.55 m²

Shower room 8.16 m²

WC 1.18 m².

- Cellar --> 3m² valued at 2.000 € / m²

- Freehold --> 34 / 1000

LOCAL TAXES

Taxe foncière: 1950 EUR

Taxe habitation: EUR

Investment corner :

- Furnished rental potential --> 3.210 €/month (Ref Drihl) --> 3.67% yield

- Ideal flatsharing --> 3 or 4 bedrooms possible for an increased income of +17 to 25%

NOTES

Features : Ideally nestled away from the hustle and bustle of the city but 200 m from the famous Raspail food market and the Grande Epicerie de Paris, just off the warm atmosphere of the lively streets of Cherche-Midi and Saint-Placide offering an explosion of colour with numerous shops, original features with fireplace, ceiling mouldings and oak parquet flooring still under carpets, 2.58 m high ceilings, offers comfort and tranquillity thanks to its double glazing and its location overlooking a courtyard, cellar, 3rd floor out of 6, two apartments on the first floor, secure building (caretaker, Vigic/digicode, interphone, armoured door), 2 person lift, 4 exposures (courtyard and small courtyard), high speed fibre optic internet, pushchair area behind the lift shaft, communal gas heating, freehold and no building renovation voted or planned, service charges €209/month including...