

75006 - Saint Germain des Prés. Stunning Loft of 43 m . Top floor, bright, quiet, beams and mezzanine.



INFORMATION

Town:	Paris 6e Arrondissement
Department:	Paris
Bed:	0
Bath:	1
Floor:	37 m ²
Plot Size:	0 m ²

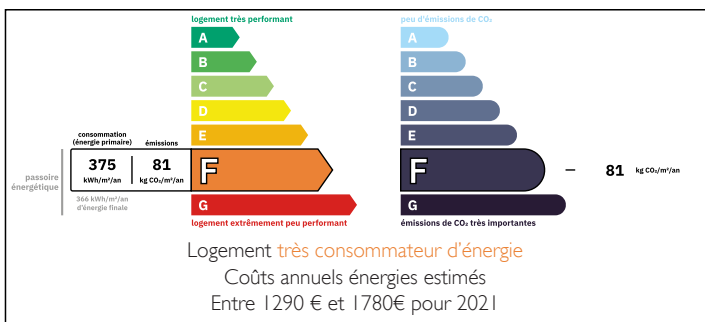


IN BRIEF

75006 - Paris. Saint-Germain-des-Pré (Left bank). Just a few steps from the Seine river, this superb 43 m² loft (37m² Loi Carrez + 6.50m² mezzanine) is located Rue de Seine, on the 4th and top floor.

This atypical loft is the only one on the floor, via a listed staircase, of a well-maintained and secure 1830 building, with a beautiful flower-filled paved courtyard and bicycle park. It is ideally nestled in a quiet area away from the hustle and bustle of the city and features 3 large windows and 3 Velux windows opening wide to the legendary roofs of Paris.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Nicely renovated and very well maintained, with exposed beams and ceiling heights of over 3 m in places, this superb loft full of typical Parisian charm is ready to move into.

° It encompasses an entrance into the living room, an open-plan fitted kitchen, a lounge with a sleeping area, a bathroom with bath and a WC. A 6,50 m² mezzanine under the roof provides a second sleeping area.

° Few steps away, you will find lots of transportation networks : tube (L4), train (RER B), buses (63, 96, 86, 87, 20)

° Numerous shops in immediate vicinity, as well as the famous cafés of Saint Germain des Prés (Le Flore, Les Deux Magots, Le Procope). The famous Place Furstemberg is just behind the flat, the Seine river and Luxembourg Gardens are just a few minutes' walk away.

This loft is ideal for a pied à terre or rental investment. High rental potential of around €1,700/month. You're sure to fall in love!

° Surface areas in detail :

43,06 m² on ground (37,04 m² Carrez).

- Entrance : 0,6 m².

- Living + open kitchen : 23,32 m².

- Night space : 6,21 m².

- Bathroom : 3,64 m².

- WC + storeroom : 3 m².

- Mezzanine : 0,27 m² and 6,29 m² (height less than 1,80 m).

° General features :

Situated in the administrative district of Saint-Germain-des-Prés, this old building with 4 storeys over ground floor was built in 1830, houses 1 building without lift and encompasses 52 flats.

It stands on...