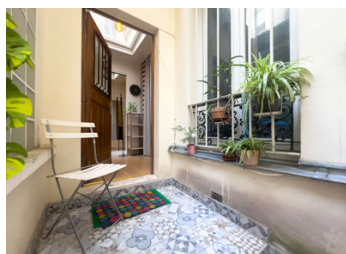


Paris 75005 latin Quarter, 1 bed 38,76m2, 1st floor on courtyard side in historic 1860 stone building



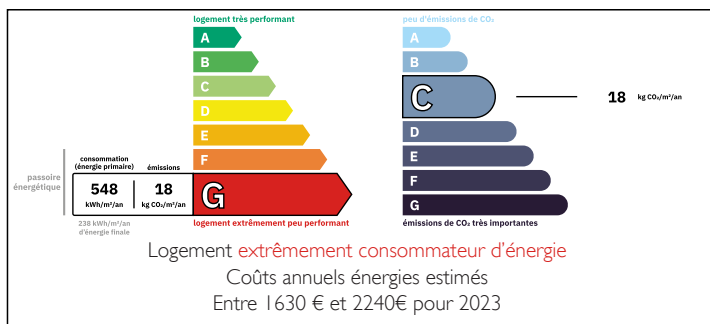
INFORMATION

Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	38.76 m2
Outside Space:	3 m2

IN BRIEF

Paris 75005 - Latin Quarter- 1 bedroom (T2) - 38,76m2 - See floor plan and 360° virtual tour - Ideally nestled away from the hustle and bustle of the city, between the Faculté de Jussieu and Bd St-Germain, this courtyard-side flat enjoys a quiet environment on the 1st floor of a historic 1860 Haussmann-style building, just a stone's throw from the quays of the Seine and Ile Saint Louis. Ready to move in and distributed without wasting space, the walk-through flat benefits from several double-glazed windows and comprises a fitted living room with a reasonably-sized open-plan kitchen, a dining and lounge area, a bedroom and an en-suite shower room, and a separate WC. Located in the heart of the Latin Quarter, so named because of the intensive use of Latin in teaching at the time, a district steeped...

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

Area details :

- Apartment --> Weighted area 38.68m² = 11,764 euros/m²

- Total living space --> 38.76m² living area ; 38.60m² Carrez law ; 2,95 m² patio

Room details : Living area : Kitchen 21,41 m² ; 3,89 m² Entrance hall ; Bedroom 8,42 m² ; Shower rooms 3.65 m²; WC 1,23 m².

- Freehold --> 102 / 5029e

Investment corner :

- Furnished rental potential --> 1594€/month (Ref. Drihl) + service charges --> 4.20% yield

Features : Ready to move into, courtyard corner apartment, spacious and well-located, 2.61 m high ceilings, built-in cupboard and storage space, secure building (Vigic + digicode + armoured door), fibre optic broadband, cleaning and maintenance contract for common areas, individual electric heating, freehold and no building renovation voted or planned, charges €100/month including water, property tax €550/year, ideal first purchase/ pied-à-terre or investment. Suitable for self-employed professionals with no noise pollution.

Built over 6 floors, this 1860 historic property is located in the area of Saint-Victor and includes 16 apartments. The residence is constructed on a plot of 254m² located 130m from Cardinal Lemoine metro station (L10) and 280 m from Jussieu metro station (L10). Self-service bike system 'Velib' nearby.

5th Arrondissement - The historic heart of the Latin Quarter has been a centre of scholarship and intellectual achievement for centuries and takes its name from the Sorbonne, where Latin was the common tongue for all students during the Middle Ages. This arrondissement is one of the oldest districts of...