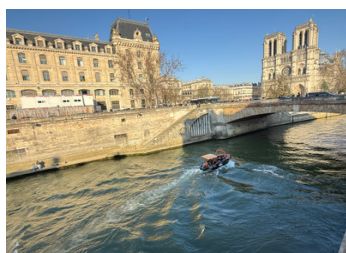


Heart of Latin Quarter, Character apartment, 90m2, 1st Floor, views Quai de Seine & Notre Dame Cathedral



INFORMATION

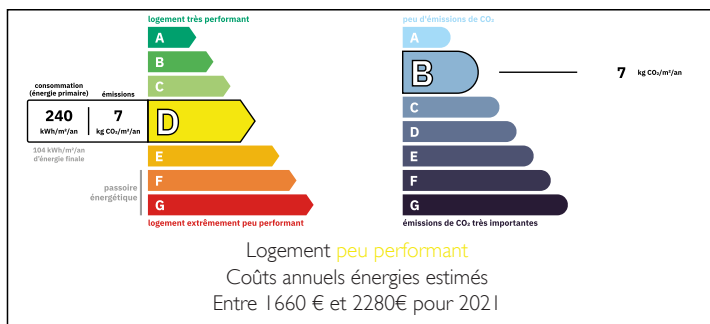
Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	90.58 m2
Plot Size:	0 m2



IN BRIEF

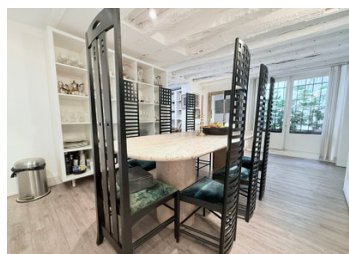
Paris 75005- Left bank, Latin Quarter/Sorbonne.
In a remarkable, well-maintained 5-storey residential building built in 1800, this character property is located on the Entresol level (1st American floor), offering views on Seine river and the cathedral Notre Dame de Paris.
In good condition, this One bedroom apartment (2/3-rooms), with a total floor area of 90.58m2 (89.12m2, Loi Carrez), comprises: an entrance hall, a large living area with lounge and study, a guest toilet, a fitted kitchen and dining area, a quiet bedroom with separate toilet, fitted closets and en-suite shower room with Italian-style shower. All rooms have windows providing warm, welcoming light. North/east exposure.
Excellent amenities for this property, once home to the famous Fauvist painter Henri Matisse.

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

Building, Surfaces and Miscellaneous :

In the heart of the Latin Quarter/Sorbonne, 75005 Paris.

In a remarkable, historic 19th-century building, built in 1800 and home to the famous Fauvist painter Henri Matisse, the building is 5 storeys with elevator, in a condominium comprising 43 units. Access to the building is secured by a first door with Digicode and a second glass door with intercom. Located on the mezzanine floor, this character apartment for sale comprises 2/3 rooms and is lot number 42.

With a total floor area of 90.58 m² (89.12m² Loi Carrez), this property features: an entrance hall (1.2m²), a large living area comprising a living lounge with working office area and cupboards (48.38m²) and a guest toilet (1.35m²). The two windows in the living room offer unobstructed views of the Quays of the Seine River and Notre Dame Cathedral. To follow the floor plan a dinning area with an equipped kitchen including cupboards (18.87m²). Finally, a separate quiet bedroom with windows overlooking the courtyard (13.06m²), a hallway (1.1m²), a second toilet (0.81m²), and a bathroom with Italian-style shower (5.81m²).

Cadastral references: 000 BP01 0010 Surface area 662m² Commune Paris 5.

Additional information:

- Exposure: North/East
- The living room, dining room and kitchen, bedroom and bathroom have windows to optimize natural light.
- Beautiful volumes with exposed beams and parquet flooring in all living areas.
- Ceiling heights of 2.10to 2.2 meters.
- Individual electric heating.
- Monthly service charges: 280 Euros.
- Property taxes: 1,746 Euros.
- Accessibility: Nearest metro station: "Saint Michel Notre...

LOCAL TAXES

Taxe foncière: 1746 EUR

Taxe habitation: EUR

NOTES