

Paris 7 vacant premises / commercial / 37 m , 3 m window display, currently a restaurant Bac / Saint-Germain



INFORMATION

Town:	Paris 7e Arrondissement
Department:	Paris
Bed:	0
Bath:	0
Floor:	38 m2
Plot Size:	0 m2

IN BRIEF

Paris 7th arrondissement, Rue du Bac / Saint Thomas d'Acquin, /vacant premises / commercial space / 38m² / 3m window display. Extraction, toilets.



ENERGY - DPE

DPE not required.

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

COMMERCIAL PREMISES FORMER RESTAURANT

Prime location in the heart of the 7th arrondissement, Rue du Bac district

Leggett Immobilier is offering for sale commercial premises ideally located in the prestigious 7th arrondissement of Paris. Main features

- Commercial premises on the ground floor
- 2 m² cellar
- Beautiful 3-meter-long window offering excellent visibility from the Bac intersection, Boulevard Saint Germain, and Boulevard Raspail.

Plus courtyard access via fire door.

****Authentic character:****

- Old building with character
- Exposed stone walls
- Exposed beams on the ceiling
- Charm and authenticity preserved

****Facilities:****

- Extraction duct in place
- Premises operated as a restaurant until 2023
- Layout suitable for a restaurant business

Financial informations

- ****Annual co-ownership charges: €1,670**
- **Property tax: €984**

LOCAL TAXES

Taxe foncière: 984 EUR

Taxe habitation: EUR

NOTES