

Ref: A4093 I DPE75

Price: 1 680 000 EUR

agency fees to be paid by the seller

#### PARIS 75005, Latin Quarter, rooftops views, 3 beds, 143m2, last 2 floors, lift, build 1750, in need of TLC







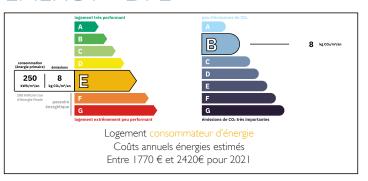








#### ENERGY - DPE



# INFORMATION

Town: Paris 5e Arrondissement

Department: Paris

Bed: 3

Bath: 2

Floor: 130 m2

Plot Size: 0 m2

### IN BRIEF

PARIS 75005 - Latin Quarter - 3 beds -  $130.28 \text{ m}^2$  - Floor plan and  $360^{\circ}$  tours

Close to the Panthéon, on the 4th & 5th floors (top floors) of a modernised 18th-century building with lift, this duplex apartment feels like a house, with beautiful views over the rooftops and exceptional natural light thanks to its 2 exposures.

With an adaptable air conditioned space of 143.86 m<sup>2</sup> (116.69 m<sup>2</sup> Carrez), it currently comprises 3 beds 2 baths and 3 WC. Its six windows facing the street (south) and six facing the courtyard ensure a quiet and bright environment.

It is located in the very discreet and charming Rue Thouin, in the Latin Quarter, a stone's throw from the Panthéon, the Collège Henry IV, the Contrescarpe and Jussieu. The building, constructed in 1750 and renovated in 1981, is on a human

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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.





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## LOCAL TAXES

Taxe foncière: 3263 EUR

Taxe habitation: EUR

# **NOTES**

# DESCRIPTION

Area details included in the price:

- Apartment (lot 20) --> Weighted area 130.28  $m^2$  = €12.895/ $m^2$
- Total living space --> 143.86 m<sup>2</sup> floor space ; 116.69 m<sup>2</sup> Carrez law

Room details: Lower duplex --> Entrance hall 5.58 m²; Living room 35.10 m²; Separate kitchen 8.08 m²; Bedroom 18.94 m²; Bathroom/WC 13.22 m²; Toilet 2.60 m²; Hallway 1.82 m². Upper duplex --> Hallway 6.17 m²; Bedroom 1 - 14.41 m²; Bedroom 2 - 14.86 m²; Shower room 9.30 m²; Bedroom 3 - 12.88 m²:

- Cellar no. 2 (lot 22) --> 4.37 m² valued at €2,500/m²
- Total shares --> 944/10,000ths of the building's common areas

Features: Energy rating EPC E/B, beautiful location with Henry IV secondary school at the end of the street, spacious and well-located, small, manageable co-ownership property, overlooking the street and courtyard, sunny with a mainly south-facing aspect, some refurbishment and work required to modernise this very sunny property, separate fitted kitchen, 12 double-glazed windows, numerous cupboards and storage space, ceiling height between 2.20m and 2.44m, 4th and 5th floor out of 5, two flats per floor, secure building (Vigic + intercom + reinforced door), lift, individual electric heating (hot) and air conditioning (cold), high-speed fibre optic internet in the building, regular maintenance work in the building, freehold and no building renovation voted or planned, charges €305/month including maintenance of common areas + cold water + lift, property tax €3263/year, ideal for...