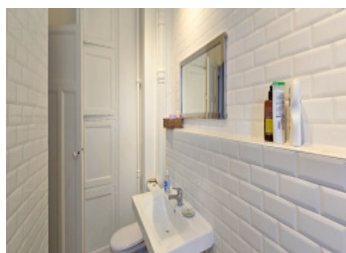
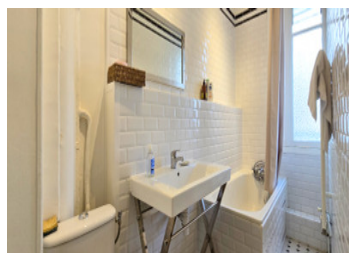
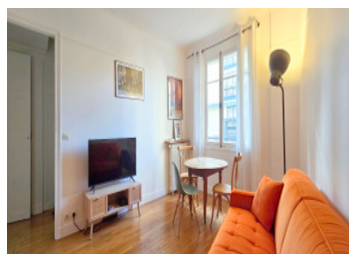


Paris 5th – Elegant renovated and furnished studio near the Panthéon,



INFORMATION

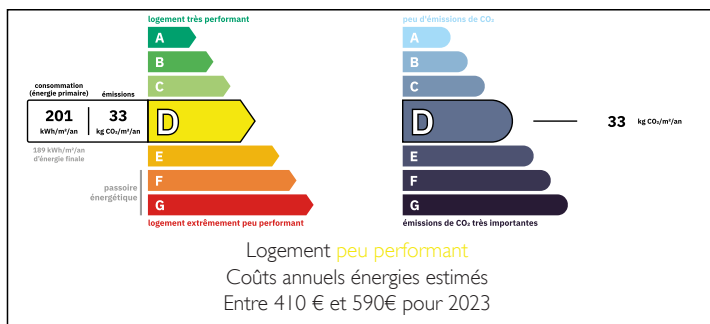
Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	25 m2
Plot Size:	0 m2



IN BRIEF

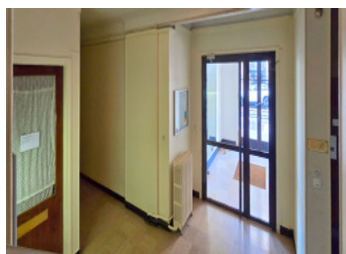
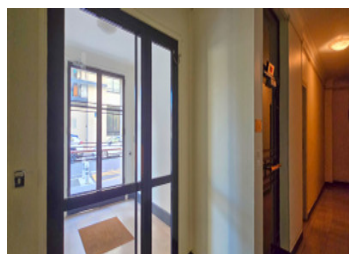
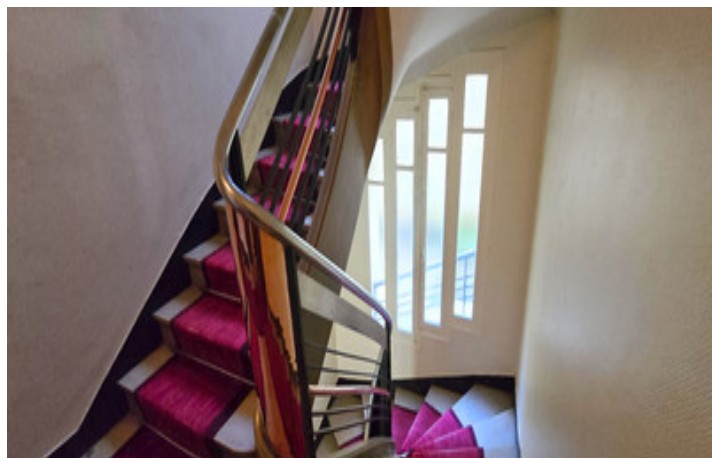
75005 - Panthéon. Rue Lhomond. In the immediate vicinity of the Panthéon, Place de l'Estrapade, and the Luxembourg Gardens, within a well-maintained and quiet Art Deco building with an elevator, this charming 25.2 sq.m studio apartment, sold fully furnished (16,000€), was renovated in 2024 and offers a beautiful, light-filled main room with solid wood flooring facing southwest. The separate, fully equipped kitchen, with its original tiling, features a simple yet efficient layout. The bathroom, also completely renovated, has built-in storage and harmoniously completes this pleasantly laid-out space. Ideally located near universities, shops (at the foot of the building), and public transport (bus, metro lines 7 & 10, RER B), this very comfortable studio apartment makes a quintessential Parisian pied-à-terre in the heart of the Left Bank. A 4 sq.m cellar with an earthen floor provides an additional room....

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 foncière: 897 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

75005 - Panthéon. Rue Lhomond. I' walk to the Panthéon, Place de l'Estrapade and the Jardins du Luxembourg, located in a very well-maintained and quiet Art Deco building with a lift, this charming studio, was renovated in 2024 and offers a beautiful, light-filled main room with solid wood flooring facing south-west. The separate kitchen – fully fitted, with its original tiling – features a layout that is as simple as efficient. The bathroom, also fully renovated, has built-in storage and harmoniously completes this pleasantly laid-out space. Sold furnished (16 000€).

- Ideally situated close to high-ranked universities, shops (right down the building) and transport links (buses, metro 7 & 10, RER B), this very comfortable studio apartment makes for a quintessentially Parisian pied-à-terre in the heart of the Left Bank.
- A 4 m² cellar with a clay floor provides an additional room.
- Caretaker nearby.
- CPCU central heating.
- Excellent energy rating (apartment and building): D.

Co-owned building of 56 units
Provisional annual charges: 2296€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>