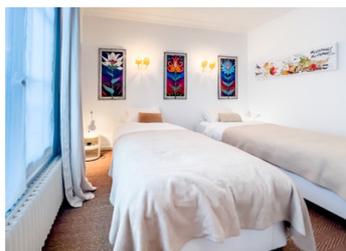


PARIS 75006, St-Germain, rare opportunity, renovated 2beds, quiet, 73m2, 3rd floor, historic 1855 building



## INFORMATION

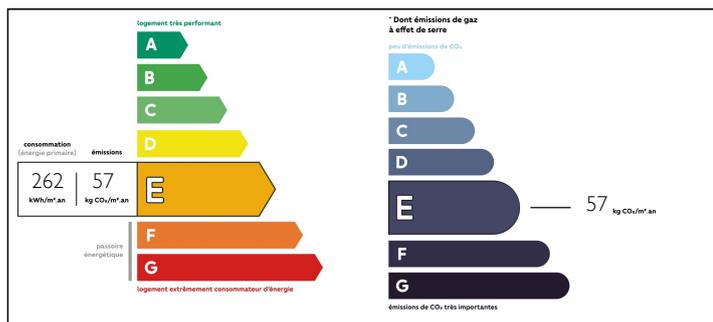
Town:	Paris 6e Arrondissement
Department:	Paris
Bed:	2
Bath:	1
Floor:	73.2 m2
Plot Size:	0 m2



## IN BRIEF

Paris 75006 SAINT-GERMAIN - 2 beds - 73.20m2 - See plan and 360° tour - EPC E - Ideally located in the heart of the elegant St-Germain-Des-Prés district, this property features beautiful 19th century architecture and has been cleverly refurbished with no wasted space. It is on the 3rd floor of a beautiful historic PDT building, overlooking the planted paved courtyard plus a welcoming entrance. Very quiet, it offers 71.55m2 Carrez including 2 bedrooms, a beautiful living room (lounge and dining room), a pretty kitchen, a shower room and separate WC. It benefits from 6 windows providing plenty of natural light and exceptional peace and quiet. Wedged between the eponymous boulevard and the Seine, among the antique dealers and art galleries, this property enjoys a prestigious address in the heart of this famous and sought-after Parisian area, with its colourful atmosphere, lively streets with numerous shops, café-concert, must-try cafés, cocktail...

## 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

Area details :

- Apartment No 12 --> Weighted area 72.38m<sup>2</sup> = 16.579 euros/m<sup>2</sup>

- Total living space --> 73.20m<sup>2</sup> living area ; 71.55m<sup>2</sup> Carrez law

- Cellar --> 3m<sup>2</sup> valued at 2.000 € / m<sup>2</sup>

Room details : Kitchen 11.72 m<sup>2</sup> ; Living area 23.86 m<sup>2</sup> ; Bedroom 13.81 m<sup>2</sup> ; Bedroom 10,12 m<sup>2</sup> ; Distribution hall 5.09 m<sup>2</sup> ; Shower room 4.20 m<sup>2</sup> ; WC 2.75 m<sup>2</sup>.

- Freehold --> 29 / 1004

Investment corner :

- Furnished rental potential --> 2767 €/month (Ref Drihl) --> 2.77% yield

- Ideal flatsharing --> 3 bedrooms possible for an increased income of +17 to 25%

## LOCAL TAXES

Taxe foncière:

1469 EUR

## NOTES

Miscellaneous: Ready to move into after some decorating work, 2.60 m high ceilings, retained original features includes working fireplace, oak parquet flooring and ceiling mouldings, many custom storage cabinets and cupboards, individual gas heating, 3 out of 6 floors, facing four directions West/North/East, secure building (caretaker, Vigic + digicode and armoured door), high speed fibre optic internet, freehold and no building renovation voted or planned, charges €222/month including cold water and caretaker, property tax €1469/year, ideal first purchase/pied-a-terre, also perfect as an office for independent professionals. .

6th Arrondissement - Once the hangout for bohemians and intellectuals, the Saint-Germain-des-Pres district is well known for its beautiful architecture, café culture, trendy boutiques, art galleries and the revolutionary intellectualism and literature it has hosted. This arrondissement has long been home to French intelligentsia and is a major hub for Art galleries and one of the most fashionable districts of...