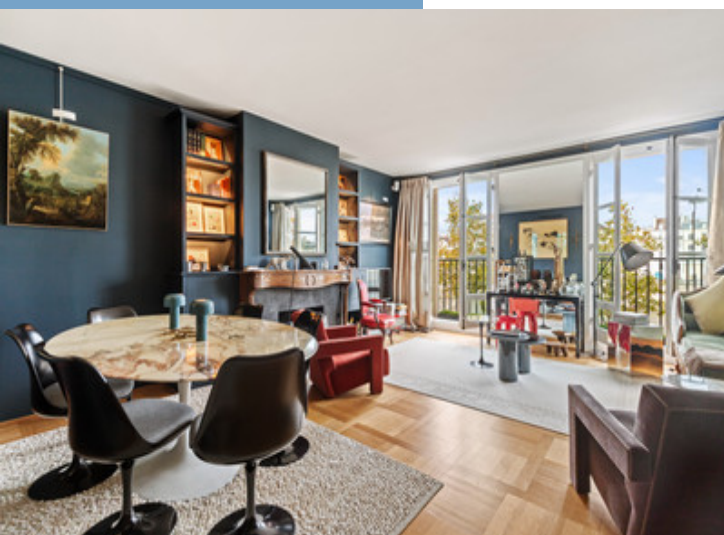
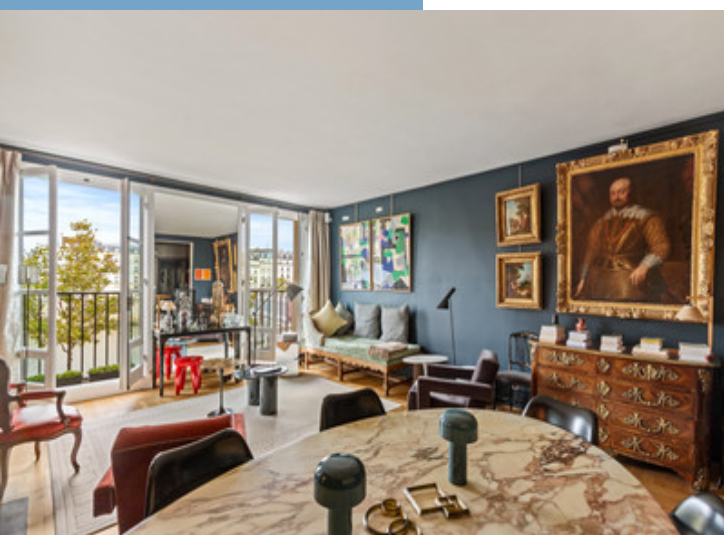


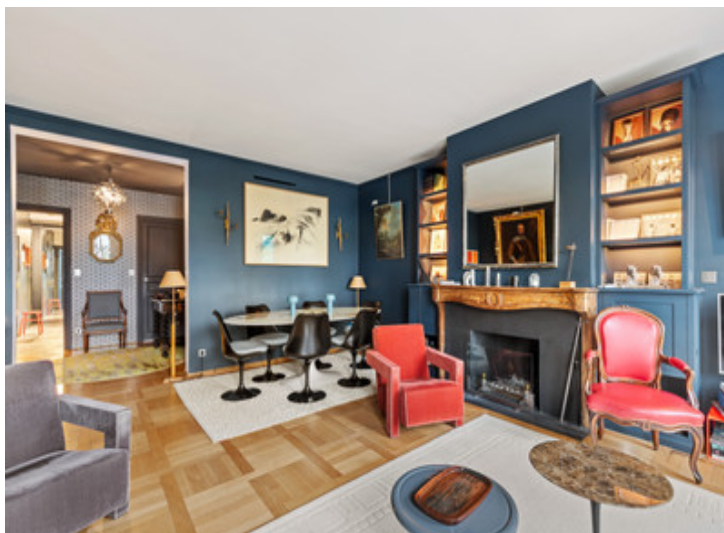


75005 LEFT BANK, FULLY RENOVATED
APARTMENT 87 M2 CARREZ LAW , 2ND FLOOR
WITH LIFT , VIEWS ON SEINE/ NOTRE DAME

75005 LEFT BANK, FULLY
RENOVATED APARTMENT
87 M2 CARREZ LAW , 2ND
FLOOR WITH LIFT , VIEWS
ON SEINE/ ...



PROPERTY FACT FILE	
REFERENCE	A36139CCH75
PRICE	€ 2,200,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (2 115 385 EUR hors honoraires)
BEDROOM	1
BATHROOM	1
ACCOMMODATION	87.18 m²
LAND	0 m²
TOWN	Paris 5e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	
FEATURES	River Frontage, Double glazing, Riverside
*Price based on current exchange rate which is subject to change	



- Central and historical location
- Luxury standing residential building
- Unobstructed views of the Seine River & Notre Dame
- Fully quality renovated property + AC
- Turnkey property

75005 LEFT BANK, FULLY
RENOVATED APARTMENT
87 M2 CARREZ LAW , 2ND
FLOOR WITH LIFT , VIEWS
ON SEINE/ ...

Ref : A36139CCH75

Paris 75005- Left bank, Quartier Saint Victor/Quartier Latin.
In a Luxury, residential and well-maintained 7-storey building with
elevator, built in 1965, this character apartment has been entirely
renovated and is located on the 2nd French floor.
With a total floor area of 87.18m2 Loi Carrez, it is composed as

DESCRIPTIF

Building, Surfaces and Miscellaneous :

Paris 75005- Left bank, Quartier Saint Victor/Quartier Latin.

In a luxury, residential and well-maintained 7-storey building with
elevator, built in 1965, this character apartment has been entirely
renovated and is located on the 2nd French floor.

With a total floor surface area of 87.18m2 Loi Carrez, this property
lot no. 6 and it appears as follows: An entrance Hall with checkroom (7.93m2), a Large living/dining room and working fireplace (27.78m2)
with two large windows offering unobstructed views of the Seine and
Notre Dame Cathedral, a fully-equipped Kitchen (10.06 m2), a linen
room with ample storage space (1, 68m2), a spacious ensuite
Bedroom overlooking the courtyard, with a view of the garden and an
office area (24.81m2), a large Bathroom with dressing room (13.38m2), a separate toilet (1.54 m2), and one thousand five hundred
and eighty-two/eighty-five thousandths (1582/25000èmes) of the
general common areas.

In addition, a cellar, lot no. 29, with a floor area of 3.78m2, and
sixteen/eighty-five thousandths of the general common areas.
Cadastral section: 000AB01 Plot no.: 0160 Surface area: 459 sq.m.

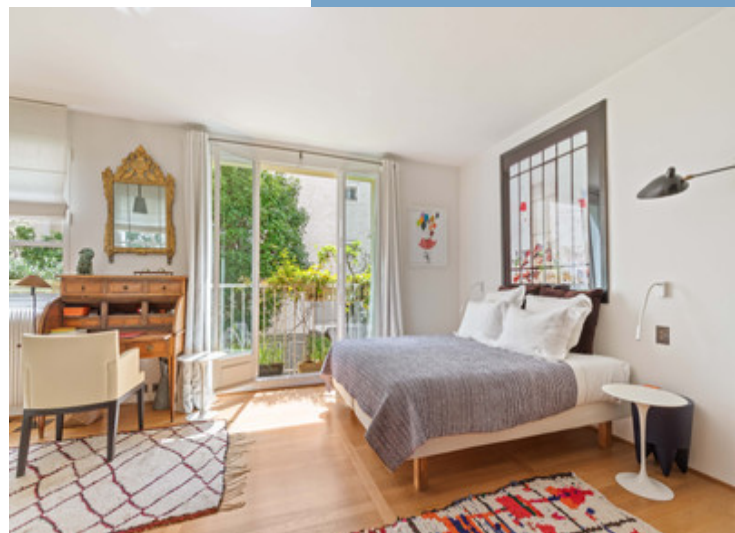
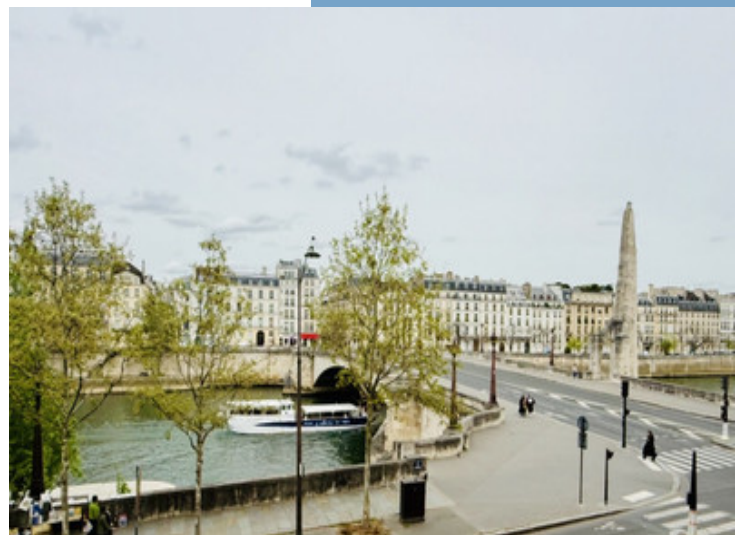
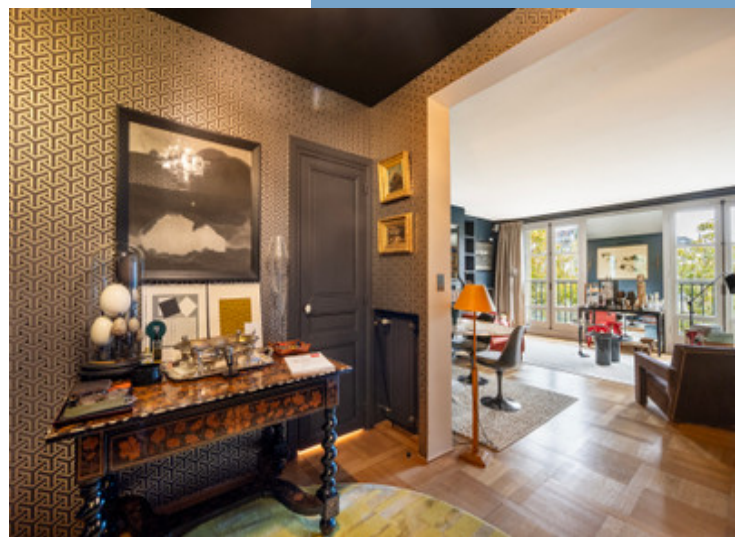
Additional information:

- Small condominium: 15 units
- Total number of lots: 43 lots.
- Secure building with Gardian and digicode.
- Monthly charges: 469 Euros/month.
- Property taxes 2024: 1,471 Euros.
- Lots concerned by the sale: Lot n°6 + Cellar lot n° 29.
- Ceiling height: 2.68 meters.
- Heating in building.
- Cross

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36139CCH75>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

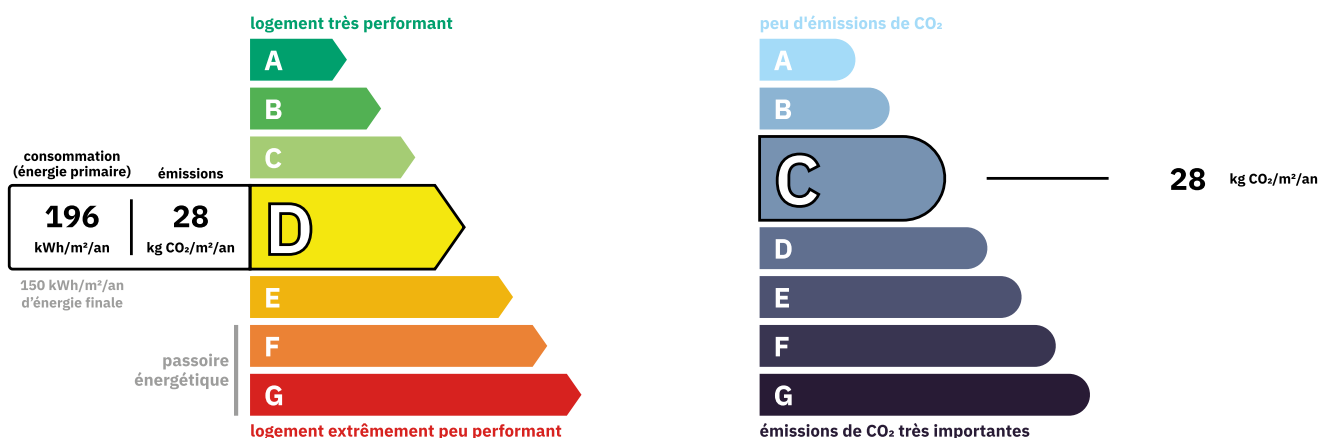
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

75005 LEFT BANK, FULLY
RENOVATED APARTMENT 87
M2 CARREZ LAW , 2ND
FLOOR WITH LIFT , VIEWS ON
SEINE/ ...

Ref : A36139CCH75

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 1030 € and 1450€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A36139CCH75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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