



IN THE HEART OF LATIN QUARTER, A PROPERTY
WITH CHARACTER, 1 BEDROOM APT, 45M², A
PERFECT PARISIAN PIED À TERRE

IN THE HEART OF LATIN
QUARTER, A PROPERTY
WITH CHARACTER, 1
BEDROOM APT, 45M², A
PERFECT PARISIAN P...



PROPERTY FACT FILE	
REFERENCE	A12311
PRICE	POA <small>*agency fees to be paid by the seller</small>
BEDROOM	1
BATHROOM	1
ACCOMMODATION	45 m ²
LAND	0 m ²
TOWN	Paris 5e Arrondissement
DEPARTMENT	Paris
LOCATION	0-2KM to amenities
TYPE	
CONDITION	
FEATURES	Electricity on site, Double glazing, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- Heart of the Latin Quarter, Left Bank
- Haussmannian building 1870, well maintained
- key turn and ready to live in
- Parquet, mouldings, fireplace
- Balcony/terrace on shopping street

IN THE HEART OF LATIN QUARTER, A PROPERTY WITH CHARACTER, 1 BEDROOM APT, 45M², A PERFECT PARISIAN P...

Ref : A12311

Paris 75005- Left bank, Saint Victor/Rue Monge area.

In a Haussmannian residential building, from 1870, erected on 6 floors, and comprising 22 flats, this property of character is located on the 2nd floor, accessible by a lift.

Recently and entirely renovated, this One bedroom apartment with a

DESCRIPTIF

A key turn property, ready to live in.

Building, Surfaces and Miscellaneous :

Paris 75005- On the Left Bank, in the historic heart of the Latin Quarter, between the Pantheon, the Sorbonne and the Ile Saint Louis, is located Rue Monge, residential and commercial.

This well-built Haussmannian building, from 1870, has 6 floors with a lift.

A small co-ownership of 22 units, very well maintained common areas, a secure building with Vigic and digicode.

This property recently and tastefully renovated offers a total floor area of 45.34m², or 44.66m² Loi Carrez.

The lot n°24 (51/1.000ème) concerned by this sale includes:

- Entrance hall (3,65m²)
- Living/dining room, open plan fitted kitchen (25,43m²)
- Bedroom (10,54m²)
- Bathroom with Italian shower and WC (5,04m²)
- Balcony/terrace of 2,25m²
- A cellar lot n° 5 (2/1.000 èmes) completes this property.

The property has East/West exposure, bright and quiet.

Beautiful features: parquet flooring, mouldings, fireplace.

Quality renovation: floors, paintings, bathroom with mosaic tiles and Italian shower, fully equipped kitchen.

The bedroom is located on the courtyard side, very calm.

The living room with French windows and double glazing opens onto a small balcony/terrace where it is possible to install a bistro table and chairs, with a view on the fine shopping street.

Individual electric heating.

Monthly charges: 156 Euros (1.880 Euros/year)

Property taxes : 479 Euros.

Cadastral references : Plot 0024 /Section : AJO1/ Muni

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A12311>

COMPLETE FILE AND PHOTO ON REQUEST

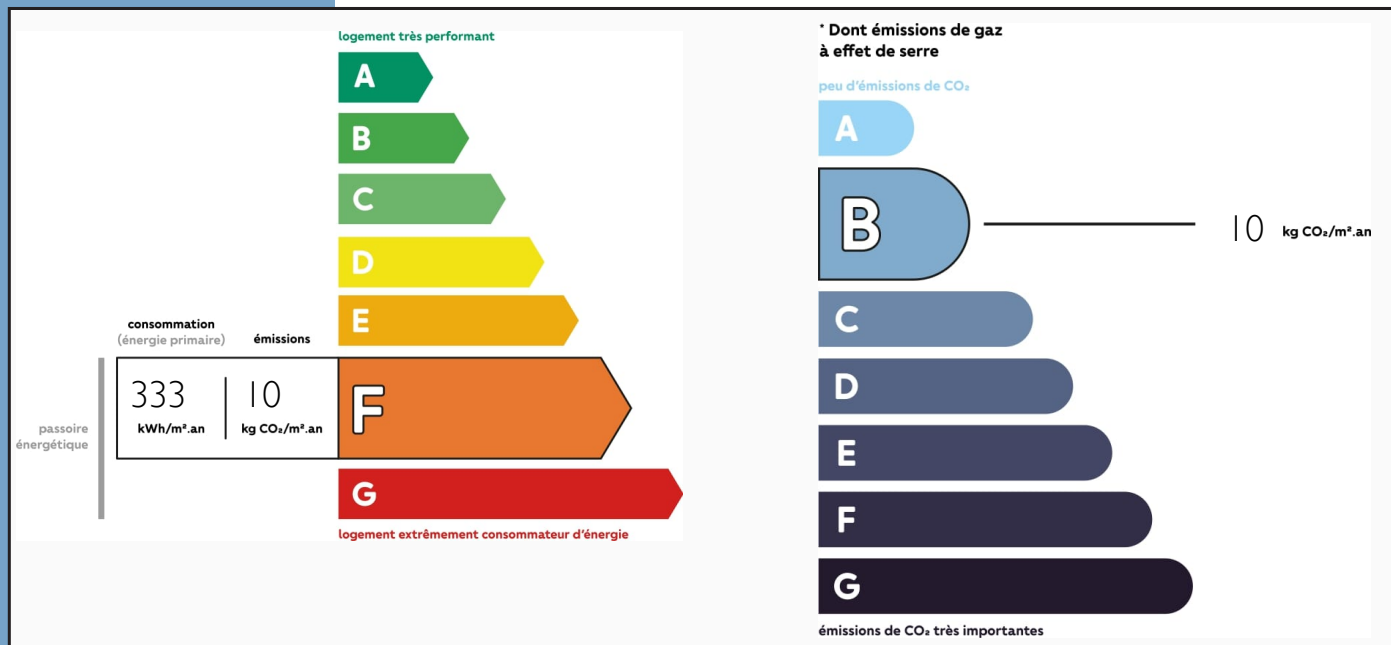


IN THE HEART OF LATIN
QUARTER, A PROPERTY WITH
CHARACTER, 1 BEDROOM
APT, 45M², A PERFECT
PARISIAN P...

Ref : AI2311

ENERGIE-DPE

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



NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :AI2311
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr