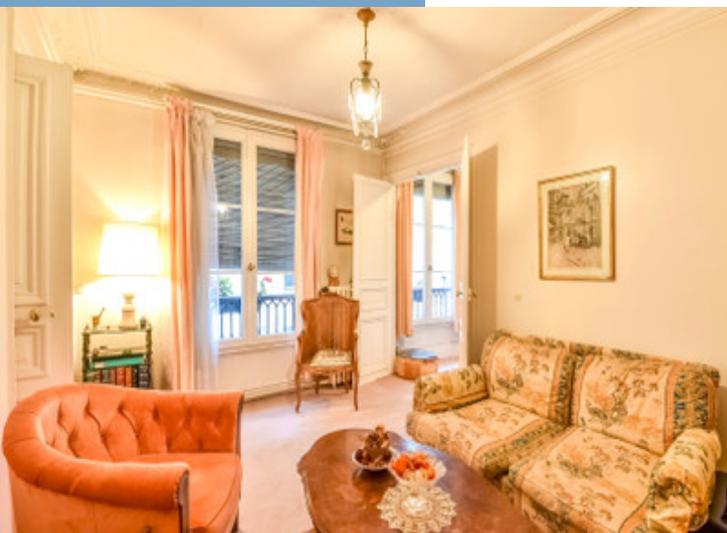




PARIS 75006 ST-GERMAIN, RARE OPPORTUNITY,
2BEDS TO RENOVATE, 82M2, 3RD FLOOR,
HISTORIC 1840 BUILDING WITH LIFT

www.leggettprestige.com

PARIS 75006 ST-GERMAIN,
RARE OPPORTUNITY,
2BEDS TO RENOVATE,
82M2, 3RD FLOOR,
HISTORIC 1840 BUILDING...



PROPERTY FACT FILE	
REFERENCE	A26086DPE75
PRICE	€ 1,050,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	1
ACCOMMODATION	82.02 m ²
LAND	0 m ²
TOWN	Paris 6e Arrondissement
DEPARTMENT	
LOCATION	City property
TYPE	
CONDITION	To be renovated, Habitable
FEATURES	Fiber optic
<small>*Price based on current exchange rate which is subject to change</small>	



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PARIS 75006 - Saint-Germain-Des-Prés - 2 bedrooms - 82,02m2 -
DPE E - 360 and floor plan available - Ideally located in the heart of
the very elegant Notre-Dame des Champs district, beautiful 19th
century architecture for this bright property in need of refurbishment,
located on the 3rd floor courtyard side (4 exposures) of a beautiful,

DESCRIPTIF

Area details :

- Apartment No 21 --> Weighted area 81.48m2 = 13,388 euros/m2
- Total living space --> 82.02m2 living area ; 80.93m2 Carrez law

Room details :

- Entrance hall 5.12 m2
- Dining room 14.41 m2
- Living room 12.91 m2
- Kitchen 6.44 m2
- Bedroom 1 - 12.32 m2
- Bedroom 2 - 12.93m2
- Distribution hall 8.55 m2
- Shower room 8.16 m2
- WC 1.18 m2.

- Cellar --> 3m2 valued at 2.000 € / m2

- Freehold --> 34 / 1000

Investment corner :

- Furnished rental potential --> 3.210 €/month (Ref Drihl) --> 3.67% yield
- Ideal flatsharing --> 3 or 4 bedrooms possible for an increased income of +17 to 25%

Features : Ideally nestled away from the hustle and bustle of the city
but 200 m from the famous Raspail food market and the Grande
Epicierie de Paris, just off the warm atmosphere of the lively streets of
Cherche-Midi and Saint-Placide offering an explosion of colour with
numerous shops, original features with fireplace, ceiling mouldings and
oak parquet flooring still under carpets, 2.58 m high ceilings, offers
comfort and tranquillity thanks to its double glazing and its location
overlooking a courtyard, cellar, 3rd floor out of 6, two apartments on
the first floor, secure building (caretaker, Vigic/digicode, interphone,
armoured door), 2 person lift, 4 exposures (courtyard and small
courtyard), high speed fibre optic internet, pushchair area behind the
lift shaft, communal gas heating, freehold and no building renovation
voted or planned, service charges €209/month including 2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26086DPE75>

COMPLETE FILE AND PHOTO ON REQUEST



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

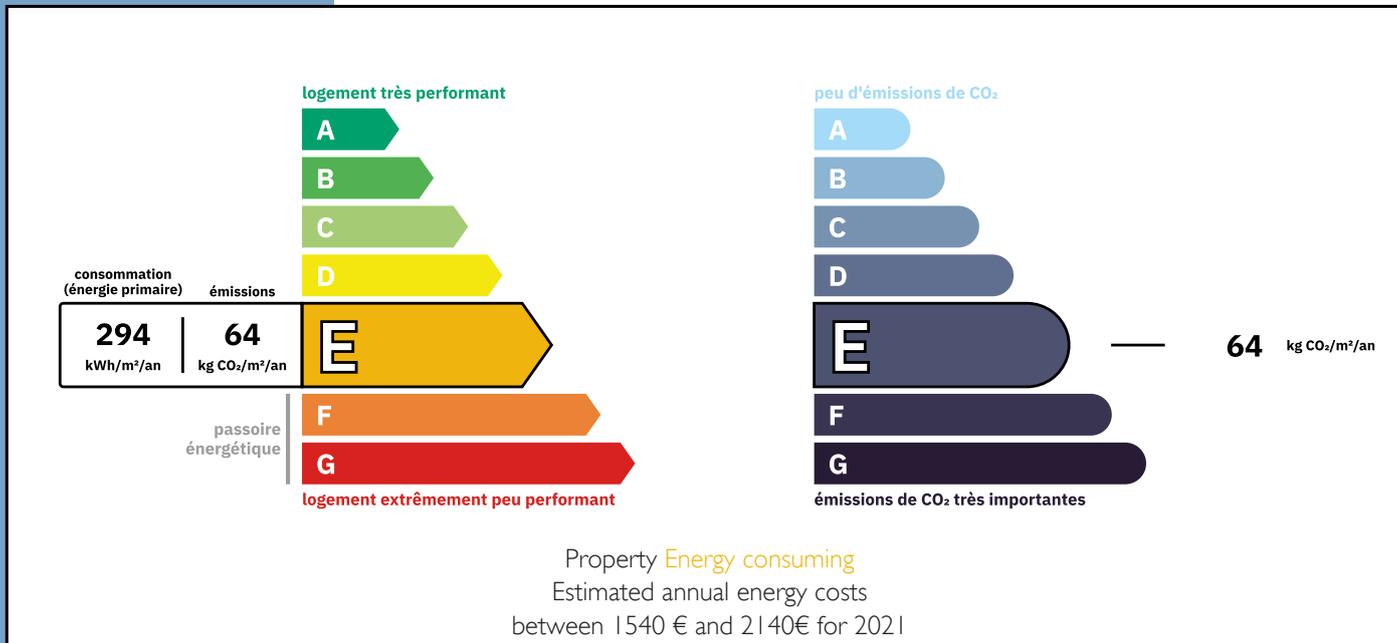
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PARIS 75006 ST-GERMAIN,
RARE OPPORTUNITY, 2BEDS
TO RENOVATE, 82M2, 3RD
FLOOR, HISTORIC 1840
BUILDING...

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

Ref : A26086DPE75

ENERGIE-DPE



NOTICE

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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 :A26086DPE75
FILE COMPLETE
AND PHOTOS
ON REQUEST

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