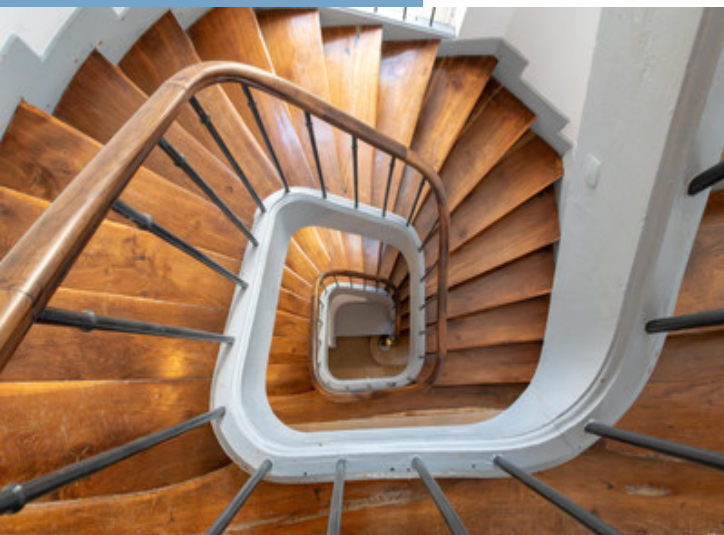




PARIS 5 | MAGNIFICENT 3 ROOM APARTMENT  
REFURBISHED | HALL OF FAME | QUIET, BRIGHT  
| 2ND FLOOR WITHOUT ELEVATOR

PARIS 5 | MAGNIFICENT 3  
ROOM APARTMENT  
REFURBISHED | HALL OF  
FAME | QUIET, BRIGHT  
| 2ND FLOOR WITHOU...



PROPERTY FACT FILE	
REFERENCE	A31586JFD35
PRICE	€ 1,235,000 £ 1,033,510* *agency fees included: 4 % TTC to be paid by the buyer (1 190 000 EUR hors honoraires)
BEDROOM	2
BATHROOM	1
ACCOMMODATION	66 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Paris 5e Arrondissement
DEPARTMENT	Paris
LOCATION	0-2KM to amenities
TYPE	Appartement, Family Home
CONDITION	
FEATURES	
*Price based on current exchange rate which is subject to change	





- Refurbished by an architect
- Calm
- Very bright
- Neighbourhood, very well located
- Paris Centre

PARIS 5 | MAGNIFICENT 3 ROOM APARTMENT REFURBISHED | HALL OF FAME | QUIET, BRIGHT | 2ND FLOOR WITHOU...

Ref : A31586JFD35

Located in one of the most prestigious areas of Paris, right next to the Panthéon and the emblematic institutions of the Latin Quarter, this 3-room flat, completely refurbished by an architect, enjoys a calm and bright living environment.

## DESRIPTIF

The rue d'Ulm district, located in the 5th arrondissement of Paris, is one of the capital's most prestigious and emblematic areas. Known for being home to world-renowned intellectual and academic institutions such as the École Normale Supérieure, this historic area offers a peaceful, residential atmosphere in the heart of the Latin Quarter.

Close to the Pantheon, this area combines Parisian charm, history and modernity. Residents benefit from numerous cafés, bookshops and restaurants, as well as the famous Jardin du Luxembourg, a popular green space for strolling and relaxing. Its location makes it an attractive place for families, students and investors, with excellent public transport links and a rich cultural life.

The Ulm district combines serenity and dynamism, offering a rare quality of life in the heart of the capital, just a stone's throw from major historic monuments, shops and prestigious institutions.

Caretaker, intercom, courtyard, bike room, cellar, south

Utilities: 1764 euros /year

Property tax: 1340 euros / year

Living room/dining room: 25.69 m<sup>2</sup> (25.69 m<sup>2</sup>)

Kitchen: 8.56 m<sup>2</sup> (215 sq ft)

Bathroom: 6.55 m<sup>2</sup> (6.55 m<sup>2</sup>)

Bedroom 1: 12.75 m<sup>2</sup>

Bedroom 2: 12.52 m<sup>2</sup>

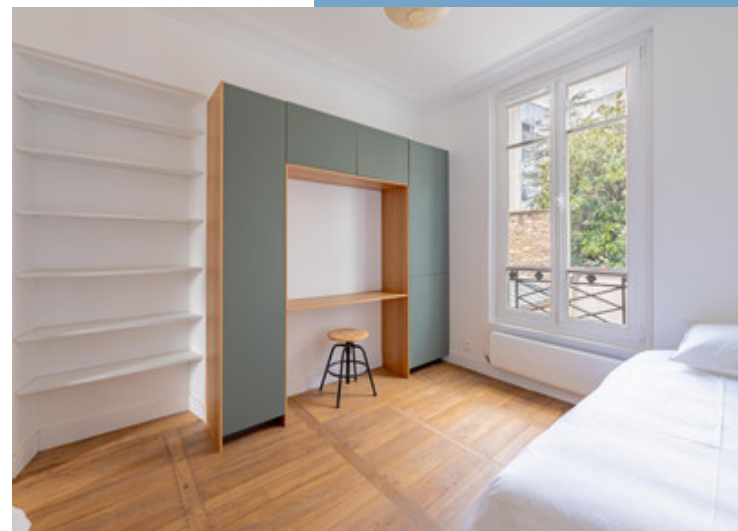
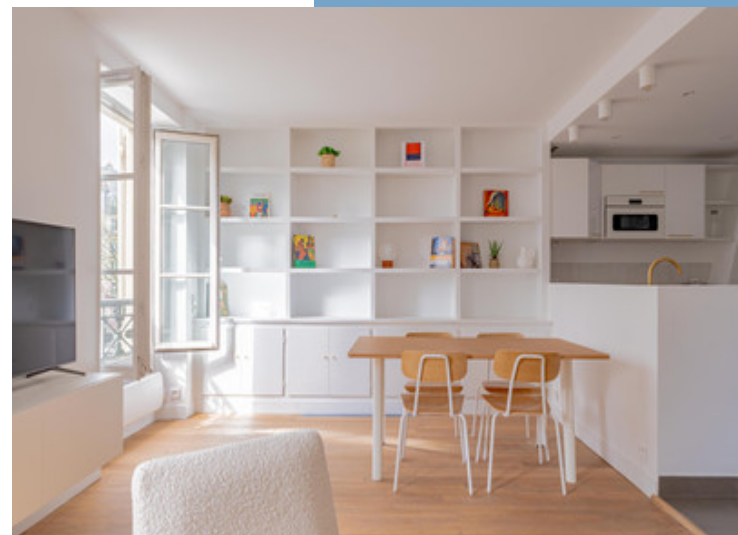
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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A31586JFD35>

COMPLETE FILE AND PHOTO ON REQUEST

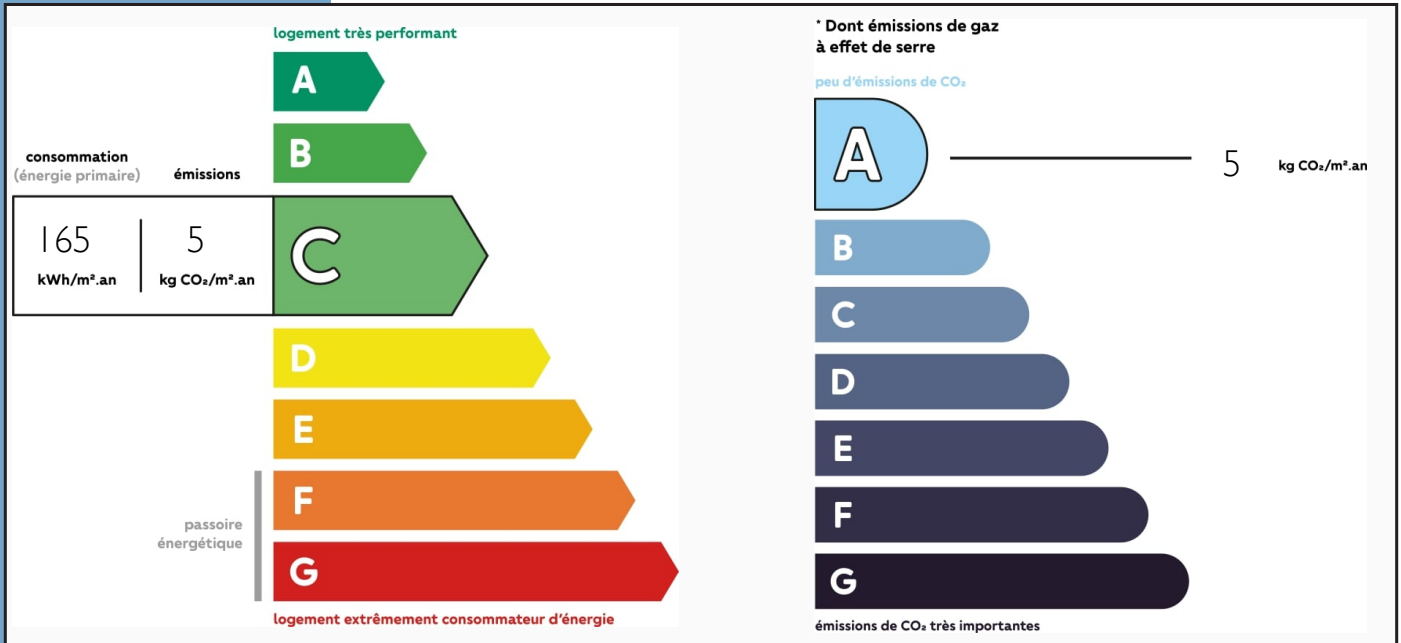


PARIS 5 | MAGNIFICENT 3  
ROOM APARTMENT  
REFURBISHED | HALL OF FAME  
| QUIET, BRIGHT | 2ND FLOOR  
WITHOUT...

Ref : A31586JFD35

## ENERGIE-DPE

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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 : A31586JFD35  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto: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](mailto:prestige@leggett.fr)