



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

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2BEDS TO RENOVATE,  
82M2, 3RD FLOOR,  
HISTORIC 1840 BUILDING...



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



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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

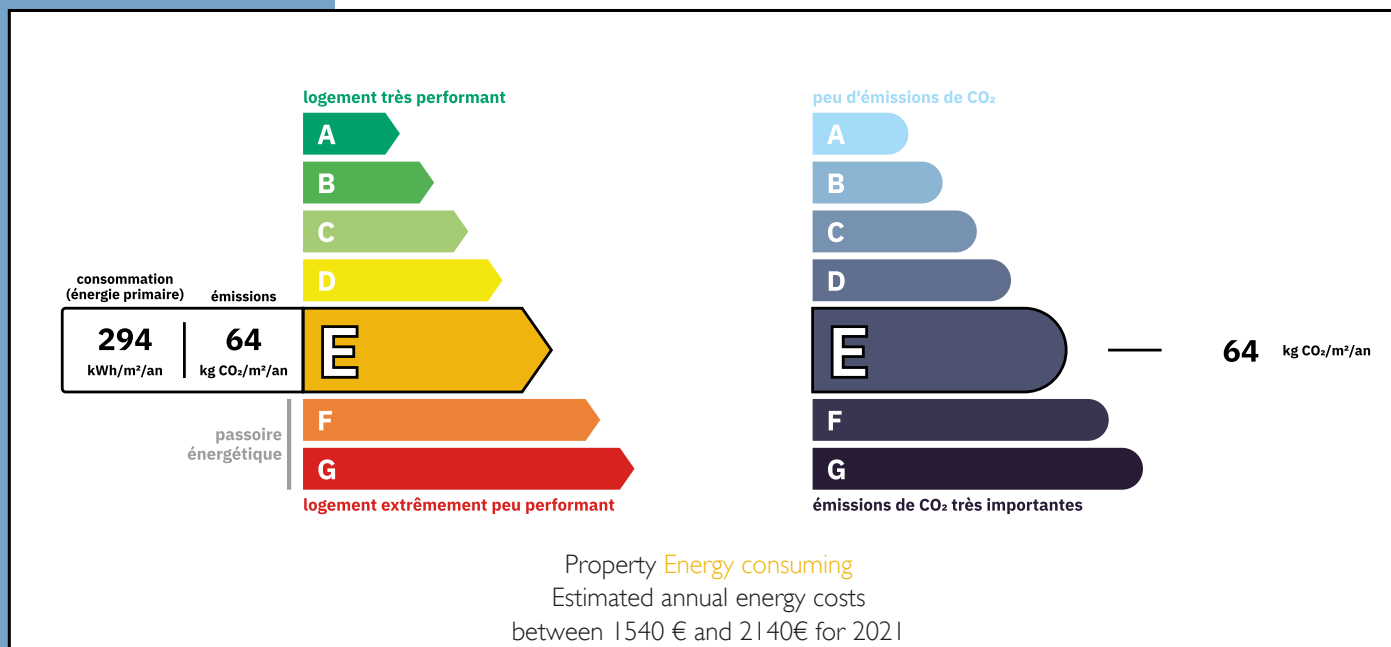
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A26086DPE75  
FILE COMPLETE  
AND PHOTOS  
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**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)