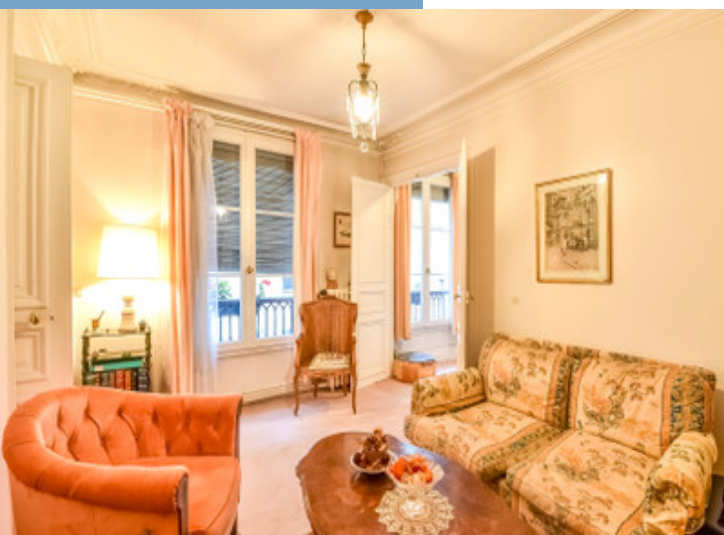




PARIS 75006 ST-GERMAIN, RARE OPPORTUNITY,  
2BEDS TO RENOVATE, 82M2, 3RD FLOOR,  
HISTORIC 1840 BUILDING WITH LIFT

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 m²
LAND	0 m²
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>	







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

Ref : A26086DPE75

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 :

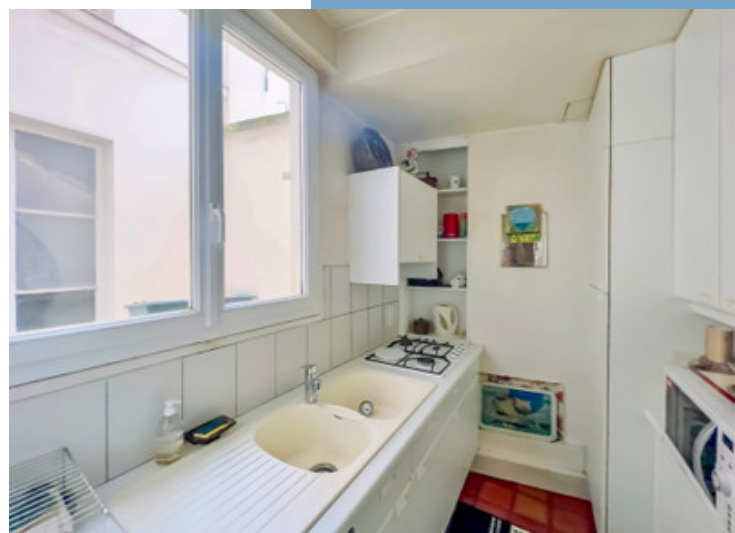
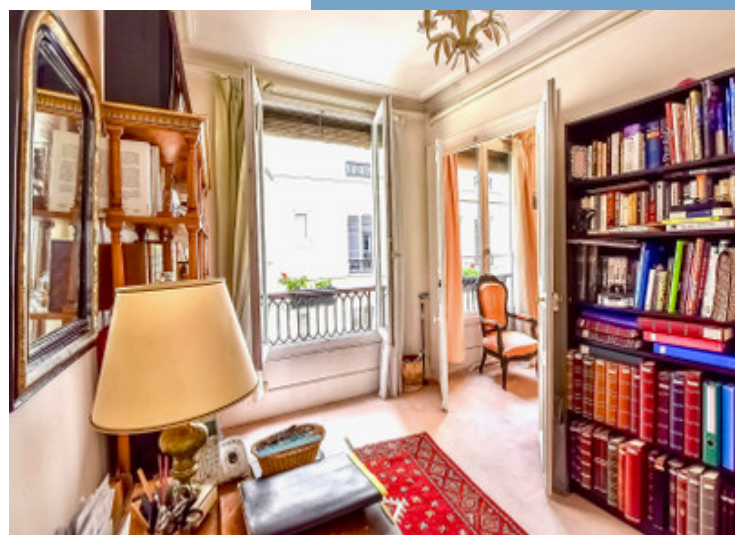
- Furnished rental potential --> 3.210 €/month (Ref Drihl) --> 3.67% yield
- Ideal flatsharing --> 3 or 4 bedrooms possible for an increased income of +17 to 25%

Features : Ideally nestled away from the hustle and bustle of the city but 200 m from the famous Raspail food market and the Grande Epicerie 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



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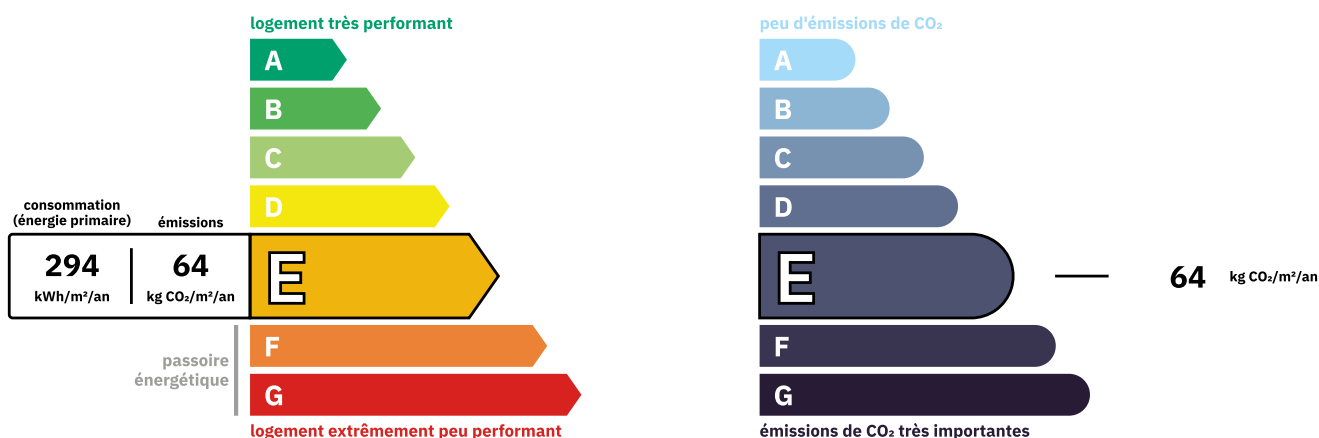
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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

Ref : A26086DPE75

## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 1540 € and 2140€ 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 : A26086DPE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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