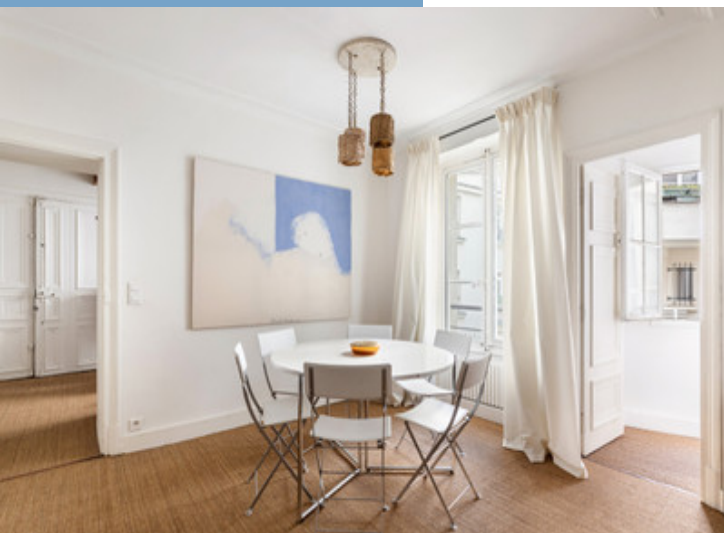
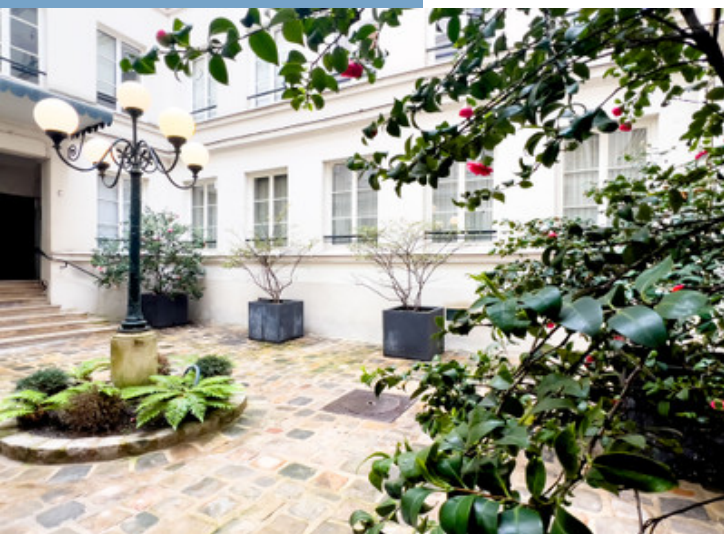




PARIS 75006, ST-GERMAIN, RARE OPPORTUNITY,  
RENOVATED 2BEDS, QUIET, 73M2, 3RD FLOOR,  
HISTORIC 1855 BUILDING

PARIS 75006, ST-GERMAIN,  
RARE OPPORTUNITY,  
RENOVATED 2BEDS,  
QUIET, 73M2, 3RD FLOOR,  
HISTORIC 1855 BU...



| PROPERTY FACT FILE  |  |
|---|--|
| REFERENCE   | A28271DPE75  |
| PRICE   | € 1,100,000<br>£ 0*<br><small>*agency fees included: 4 % TTC<br/>to be paid by the buyer<br/>(1 059 730 EUR hors honoraires)</small> |
| BEDROOM   | 2  |
| BATHROOM  | 1  |
| ACCOMMODATION   | 73.2 m²  |
| LAND  | 0 m²   |
| TOWN  | Paris 6e Arrondissement  |
| DEPARTMENT  |  |
| LOCATION  | City property  |
| TYPE  |  |
| CONDITION   | Good condition   |
| FEATURES  | Fiber optic, Open fireplace  |
| <small>*Price based on current exchange rate which is subject to change</small> |  |







PARIS 75006, ST-GERMAIN,  
RARE OPPORTUNITY,  
RENOVATED 2BEDS,  
QUIET, 73M2, 3RD FLOOR,  
HISTORIC 1855 BU...

Ref : A28271DPE75

Paris 75006 SAINT-GERMAIN - 2 beds - 73.20m2 - See plan and 360° tour - EPC E - Ideally located in the heart of the elegant St-Germain-Des-Prés district, this property features beautiful 19th century architecture and has been cleverly refurbished with no wasted space. It is on the 3rd floor of a beautiful historic PDT building,

## DESCRIPTIF

Area details :

- Apartment No 12 --> Weighted area 72.38m2 = 16.579 euros/m2
- Total living space --> 73.20m2 living area ; 71.55m2 Carrez law
- Cellar --> 3m2 valued at 2.000 € / m2

Room details : Kitchen 11.72 m2 ; Living area 23.86 m2 ; Bedroom 13.81 m2 ; Bedroom 10,12 m2 ; Distribution hall 5.09 m2 ; Shower room 4.20 m2 ; WC 2.75 m2.

- Freehold --> 29 / 1004

Investment corner :

- Furnished rental potential --> 2767 €/month (Ref Drihl) --> 2.77% yield
- Ideal flatsharing --> 3 bedrooms possible for an increased income of +17 to 25%

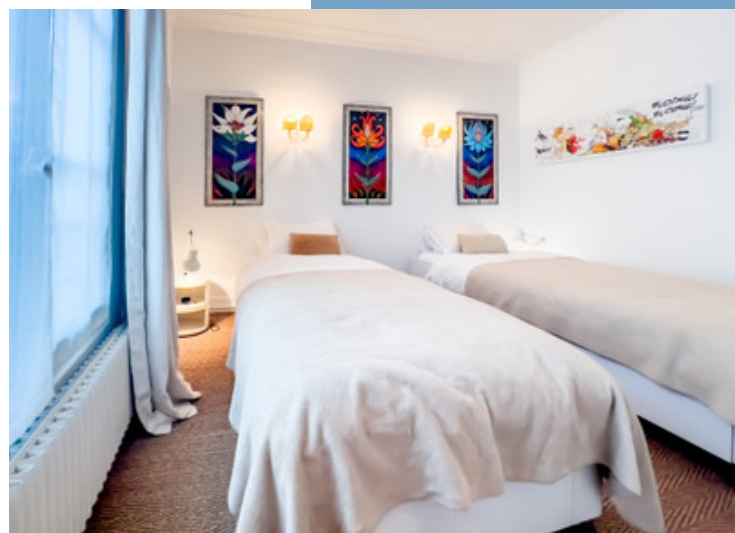
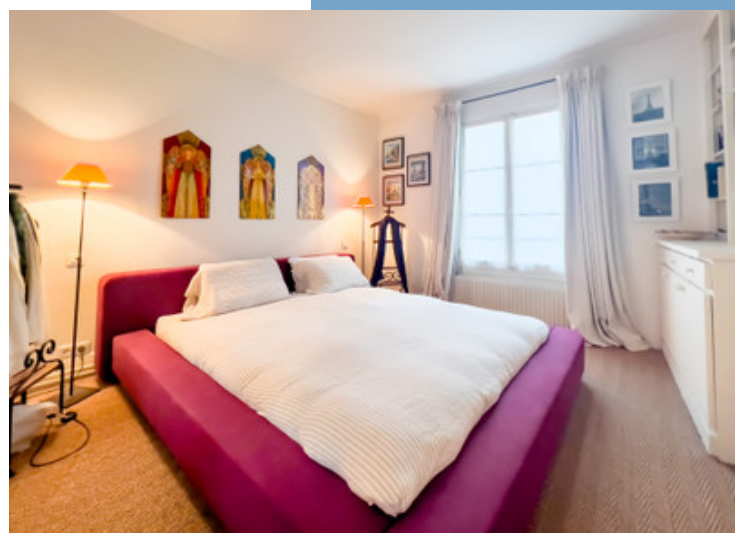
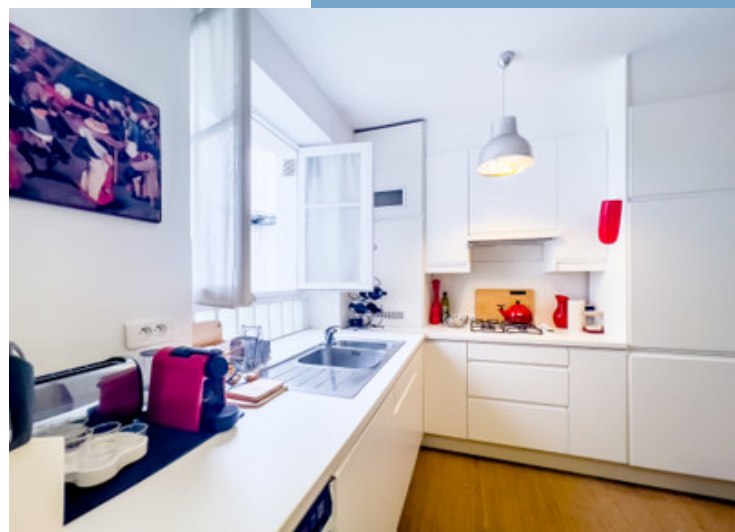
Miscellaneous: Ready to move into after some decorating work, 2.60 m high ceilings, retained original features includes working fireplace, oak parquet flooring and ceiling mouldings, many custom storage cabinets and cupboards, individual gas heating, 3 out of 6 floors, facing four directions West/North/East, secure building (caretaker, Vigic + digicode and armoured door), high speed fibre optic internet, freehold and no building renovation voted or planned, charges €222/month including cold water and caretaker, property tax €1469/year, ideal first purchase/pied-a-terre, also perfect as an office for independent professionals. .

6th Arrondissement - Once the hangout for bohemians and intellectuals, the Saint-Germain-des-Prés district is well known for its beautiful architecture, café culture, trendy boutiques, art galleries and the revolutionary intellectualism and literature it has hosted. This arrondissement has long been home to

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28271DPE75>

COMPLETE FILE AND PHOTO ON REQUEST



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

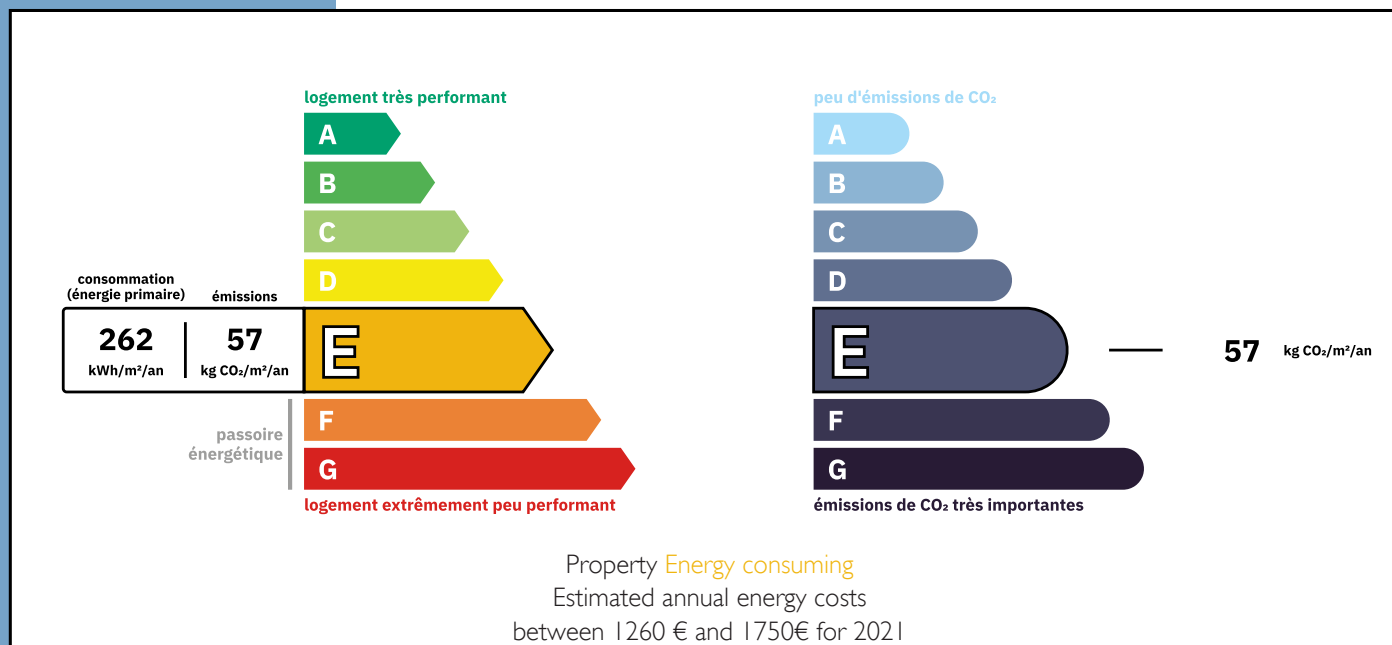
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

PARIS 75006, ST-GERMAIN,  
RARE OPPORTUNITY,  
RENOVATED 2BEDS, QUIET,  
73M2, 3RD FLOOR, HISTORIC  
1855 BU...

Ref : A28271DPE75

## ENERGIE-DPE

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



## NOTICE

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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 : A28271DPE75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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