



HEART OF LATIN QUARTER, CHARACTER  
APARTMENT, 90M2, 1ST FLOOR, VIEWS QUAI DE  
SEINE & NOTRE DAME CATHEDRAL

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QUARTER, CHARACTER  
APARTMENT, 90M2, 1ST  
FLOOR, VIEWS QUAI DE  
SEINE & NOTRE DAME  
CATHE...



| PROPERTY FACT FILE |   |
|--------------------|---|
| REFERENCE          | A33945CCH75   |
| PRICE              | € 1,250,000<br>£ 0*<br>*agency fees included: 5 % TTC<br>to be paid by the buyer<br>(1 190 476 EUR hors honoraires) |
| BEDROOM            | 1   |
| BATHROOM           | 1   |
| ACCOMMODATION      | 90.58 m <sup>2</sup>  |
| LAND               | 0 m <sup>2</sup>  |
| TOWN               | Paris 5e Arrondissement   |
| DEPARTMENT         |   |
| LOCATION           | Town property   |
| TYPE               | Appartement, Family Home  |
| CONDITION          | Good condition  |
| FEATURES           | River Frontage, Riverside   |

\*Price based on current exchange rate which is subject to change



- remarkable building from 1800
- Views on Seine River and Notre Dame de Paris
- Large living area with exposed beams
- Home of famous Fauvist painter Henri Matisse
- Heart of Latin Quarter

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Ref : A33945CCH75

Paris 75005- Left bank, Latin Quarter/Sorbonne.

In a remarkable, well-maintained 5-storey residential building built in 1800, this character property is located on the Entresol level (1st American floor), offering views on Seine river and the cathedral Notre Dame de Paris.

## DESCRIPTIF

Building, Surfaces and Miscellaneous :

In the heart of the Latin Quarter/Sorbonne, 75005 Paris.

In a remarkable, historic 19th-century building, built in 1800 and home to the famous Fauvist painter Henri Matisse, the building is 5 storeys with elevator, in a condominium comprising 43 units. Access to the building is secured by a first door with Digicode and a second glass door with intercom. Located on the mezzanine floor, this character apartment for sale comprises 2/3 rooms and is lot number 42.

With a total floor area of 90.58 m<sup>2</sup> ( 89.12m<sup>2</sup> Loi Carrez), this property features: an entrance hall (1.2m<sup>2</sup>), a large living area comprising a living lounge with working office area and cupboards ( 48.38m<sup>2</sup>) and a guest toilet (1.35m<sup>2</sup>). The two windows in the living room offer unobstructed views of the Quays of the Seine River and Notre Dame Cathedral. To follow the floor plan a dining area with an equipped kitchen including cupboards (18.87m<sup>2</sup>). Finally, a separate quiet bedroom with windows overlooking the courtyard (13.06m<sup>2</sup>), a hallway (1.1m<sup>2</sup>), a second toilet (0.81m<sup>2</sup>), and a bathroom with Italian-style shower (5.81m<sup>2</sup>).

Cadastral references: 000 BP01 0010 Surface area 662m<sup>2</sup> Commune Paris 5.

Additional information:

-Exposure: North/East

- The living room, dining room and kitchen, bedroom and bathroom have windows to optimize natural light.

-Beautiful volumes with exposed beams and parquet flooring in all living areas.

-Ceiling heights of 2.10to 2.2 meters.

- Individual electric

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A33945CCH75>

COMPLETE FILE AND PHOTO ON REQUEST

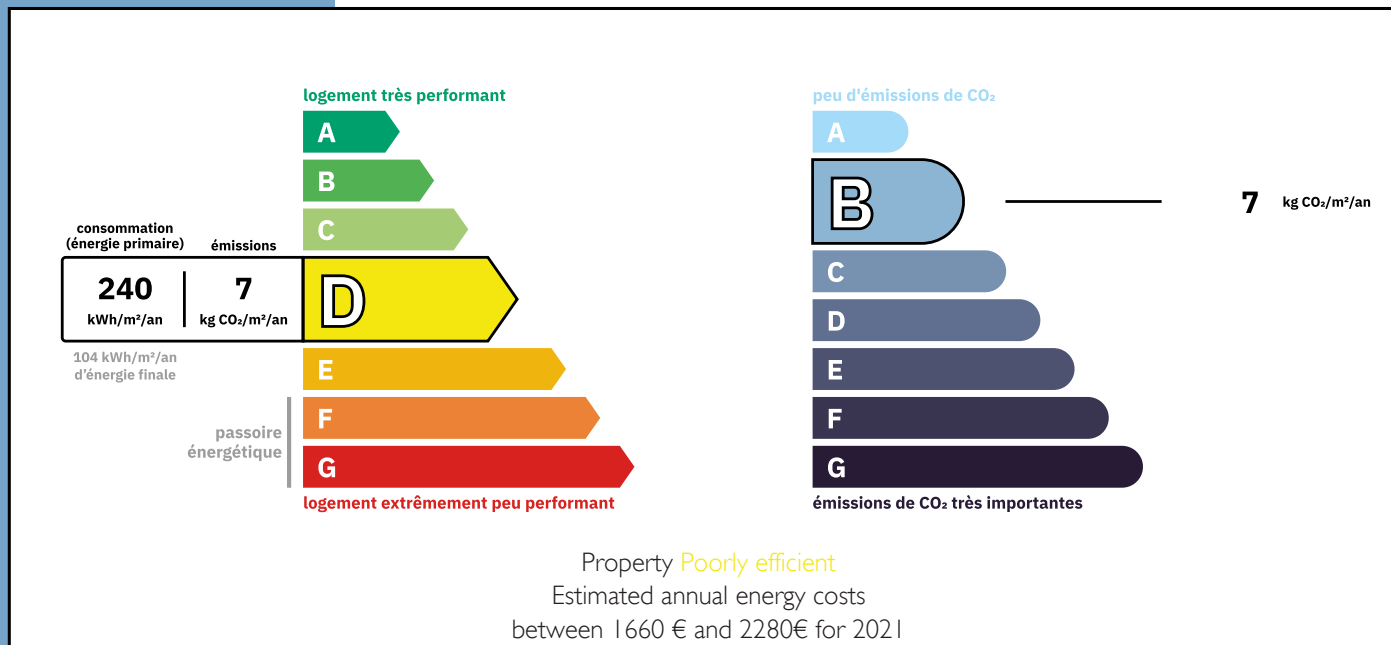


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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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