



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

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CATHE...



PROPERTY FACT FILE	
REFERENCE	A33945CCH75
PRICE	€ 1,150,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 095 238 EUR hors honoraires)</small>
BEDROOM	1
BATHROOM	1
ACCOMMODATION	90.58 m²
LAND	0 m²
TOWN	Paris 5e Arrondissement
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	Good condition
FEATURES	River Frontage, Riverside
<small>*Price based on current exchange rate which is subject to change</small>	



- 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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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 m² (89.12m² Loi Carrez), this property features: an entrance hall (1.2m²), a large living area comprising a living lounge with working office area and cupboards (48.38m²) and a guest toilet (1.35m²). 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 dinning area with an equipped kitchen including cupboards (18.87m²). Finally, a separate quiet bedroom with windows overlooking the courtyard (13.06m²), a hallway (1.1m²), a second toilet (0.81m²), and a bathroom with Italian-style shower (5.81m²).

Cadastral references: 000 BP01 0010 Surface area 662m² Commune Paris 5.

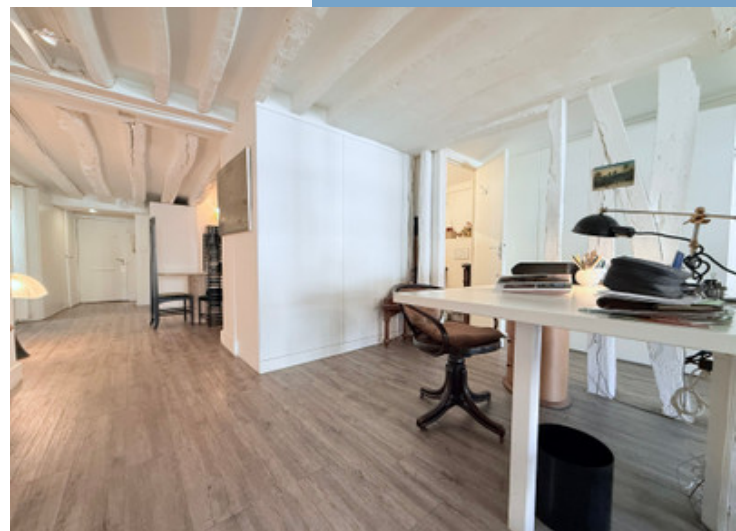
Additional information:

- 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

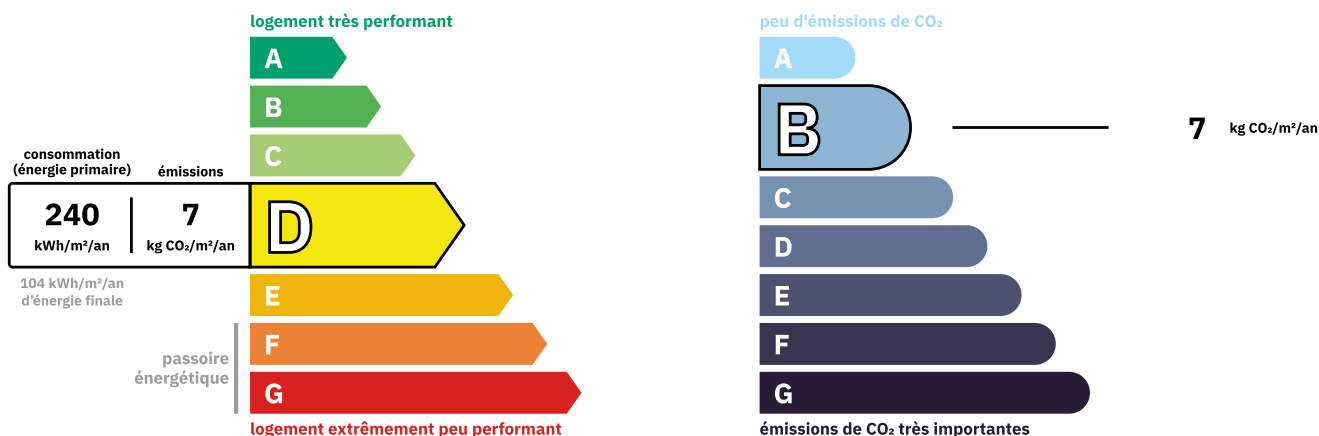


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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 1660 € and 2280€ 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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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