



Apartment

PARIS 6EME ARR. (75)

722 000 €



43 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

Three minutes walk from the very prestigious and most sought-after neighborhood in all of Paris, Saint Germain des Meadows. Ideal location because you are 3 minutes walk from the church of Saint-Germain-Des-Près. The apartment is a very unusual duplex, a 2-room apartment on the top floor of a very clean, quiet and secure condominium. On level 1 of the apartment you have a large, very bright living room, an equipped American kitchenette and a shower room with WC. The windows are double and double glazed, which ensures ideal thermal and sound insulation. On level 2 you have a bedroom with a dressing room and multiple arrangements. In a very quiet street while being in a very lively neighborhood, offering a wide range of amenities: stores, chic boutiques, brasseries, restaurants, terraces, shops open 7/7 and until 10 p.m., sports halls, banks, post office .. Transport: 4 minutes walk from the mouth of the Saint-Germain-Des-Près Metro and 3 minutes from the Saint Sulpice metro station. Many bus stops. You are 6 minutes from the prestigious Sciences Po school and its library. For nature enthusiasts, you are a 6-minute walk from Square Roger Stéphane (peaceful gardens, small playground). 3 minutes from the old dovecote theater and less than 10 minutes on foot from the well-known luxury shopping center Bon Marché Rive Gauche and many other fascinating places: the legendary Place Furstemberg; art galleries; the bridge of Arts; the superb quays of the Seine.. If you are looking for an atypical apartment in a real district of elegance and culture, I invite you to contact me by telephone to arrange a visit.. See you soon,

Nombre de lots de la copropriété : 100, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1200€ soit 100€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,14% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe G

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Ntissar DRAOUI

**PARIS-8EME-
ARRONDISSEMENT
(75008)**

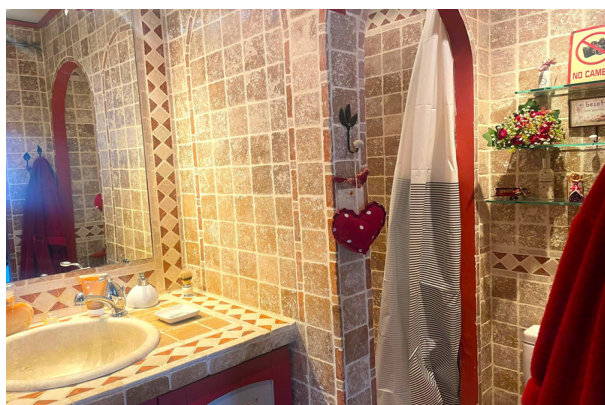
Agent

RSAC : 879 979 441 00018

Courts service city : PARIS
8EME ARRONDISSEMENT

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 855184
Property type Apartment
Floor number 4
Floors count 4
Furnished Yes

SURFACES

Living space 43 m²
Surface Carrez Law 25.58 m²
Living room surface 18 m²

CONDOMINIUM INFORMATION

Condominium property Yes
Condominium lots count 100
Condominium fees 100 €/mois
Share of expenses 1 200 €

COMPOSITION

Number of rooms 2
Number of bedrooms 1
Toilets count 1
Washrooms 1

DPE/GES

DPE 675
GES 22

APPENDIX

Videophone Non

SERVICES

Heater électricité
Kitchen américaine



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle