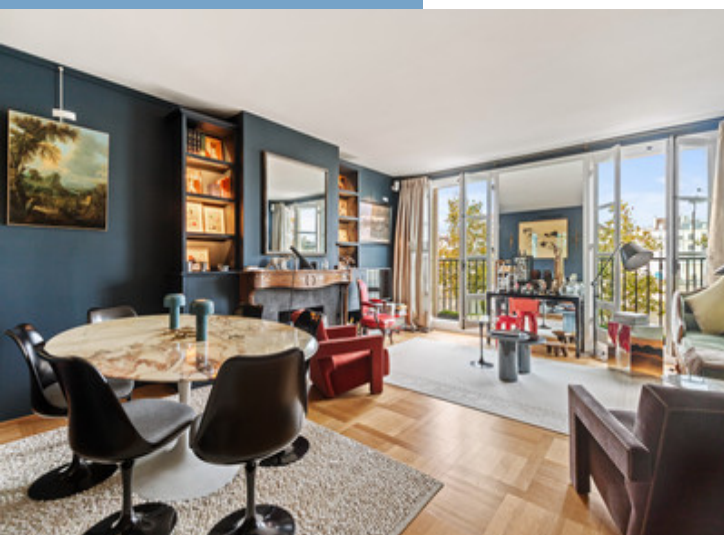
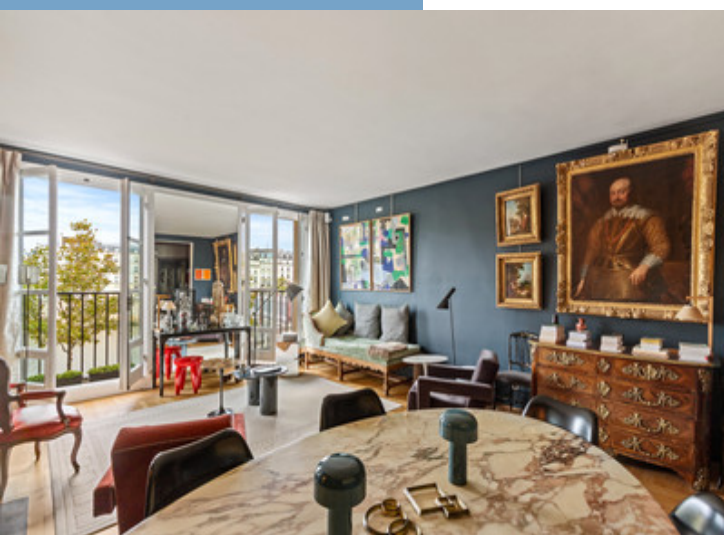


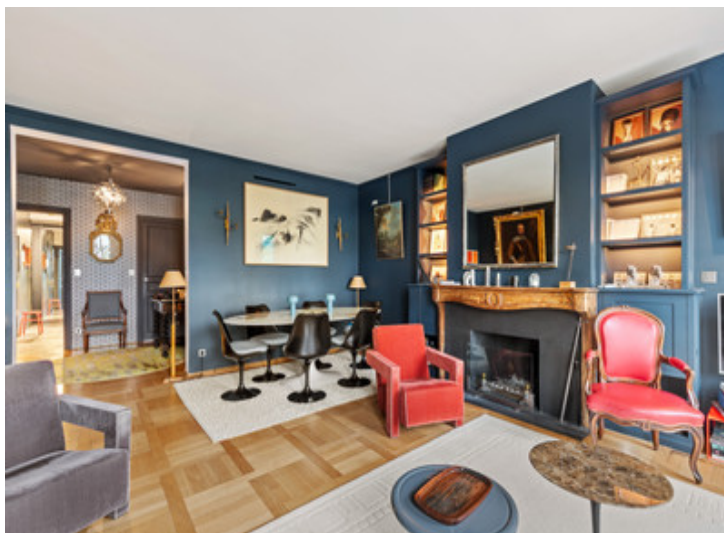


75005 LEFT BANK, FULLY RENOVATED  
APARTMENT 87 M2 CARREZ LAW , 2ND FLOOR  
WITH LIFT , VIEWS ON SEINE/ NOTRE DAME

75005 LEFT BANK, FULLY  
RENOVATED APARTMENT  
87 M2 CARREZ LAW , 2ND  
FLOOR WITH LIFT , VIEWS  
ON SEINE/ ...



| PROPERTY FACT FILE                                               |                                                                                                                     |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                        | A36139CCH75                                                                                                         |
| PRICE                                                            | € 2,200,000<br>£ 0*<br>*agency fees included: 4 % TTC<br>to be paid by the buyer<br>(2 115 385 EUR hors honoraires) |
| BEDROOM                                                          | 1                                                                                                                   |
| BATHROOM                                                         | 1                                                                                                                   |
| ACCOMMODATION                                                    | 87.18 m²                                                                                                            |
| LAND                                                             | 0 m²                                                                                                                |
| TOWN                                                             | Paris 5e Arrondissement                                                                                             |
| DEPARTMENT                                                       |                                                                                                                     |
| LOCATION                                                         | Town property                                                                                                       |
| TYPE                                                             | Appartement, Family Home                                                                                            |
| CONDITION                                                        |                                                                                                                     |
| FEATURES                                                         | River Frontage, Double glazing,<br>Riverside                                                                        |
| *Price based on current exchange rate which is subject to change |                                                                                                                     |



- Central and historical location
- Luxury standing residential building
- Unobstructed views of the Seine River & Notre Dame
- Fully quality renovated property + AC
- Turnkey property

75005 LEFT BANK, FULLY  
RENOVATED APARTMENT  
87 M2 CARREZ LAW , 2ND  
FLOOR WITH LIFT , VIEWS  
ON SEINE/ ...

Ref : A36139CCH75

Paris 75005- Left bank, Quartier Saint Victor/Quartier Latin.  
In a Luxury, residential and well-maintained 7-storey building with  
elevator, built in 1965, this character apartment has been entirely  
renovated and is located on the 2nd French floor.  
With a total floor area of 87.18m2 Loi Carrez, it is composed as

## DESCRIPTIF

Building, Surfaces and Miscellaneous :

Paris 75005- Left bank, Quartier Saint Victor/Quartier Latin.

In a luxury, residential and well-maintained 7-storey building with  
elevator, built in 1965, this character apartment has been entirely  
renovated and is located on the 2nd French floor.

With a total floor surface area of 87.18m2 Loi Carrez, this property  
lot no. 6 and it appears as follows: An entrance Hall with checkroom ( 7.93m2), a Large living/dining room and working fireplace ( 27.78m2)  
with two large windows offering unobstructed views of the Seine and  
Notre Dame Cathedral, a fully-equipped Kitchen ( 10.06 m2), a linen  
room with ample storage space ( 1, 68m2), a spacious ensuite  
Bedroom overlooking the courtyard, with a view of the garden and an  
office area ( 24.81m2), a large Bathroom with dressing room ( 13.38m2), a separate toilet ( 1.54 m2), and one thousand five hundred  
and eighty-two/eighty-five thousandths ( 1582/25000èmes) of the  
general common areas.

In addition, a cellar, lot no. 29, with a floor area of 3.78m2, and  
sixteen/eighty-five thousandths of the general common areas.  
Cadastral section: 000AB01 Plot no.: 0160 Surface area: 459 sq.m.

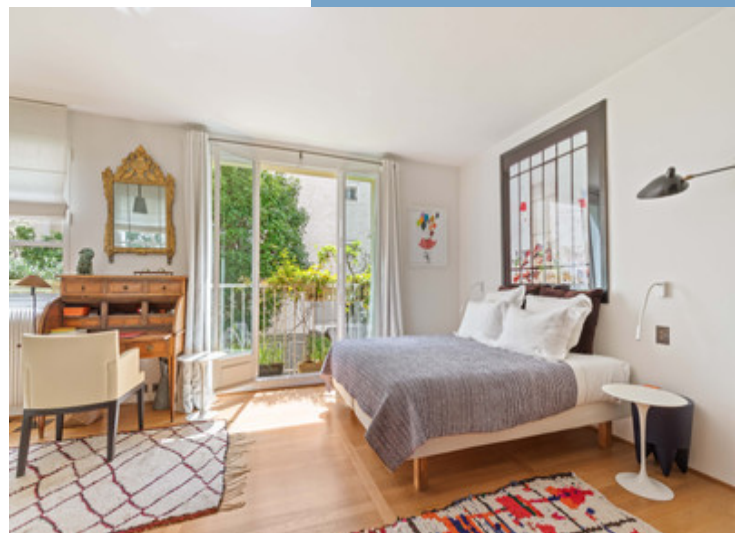
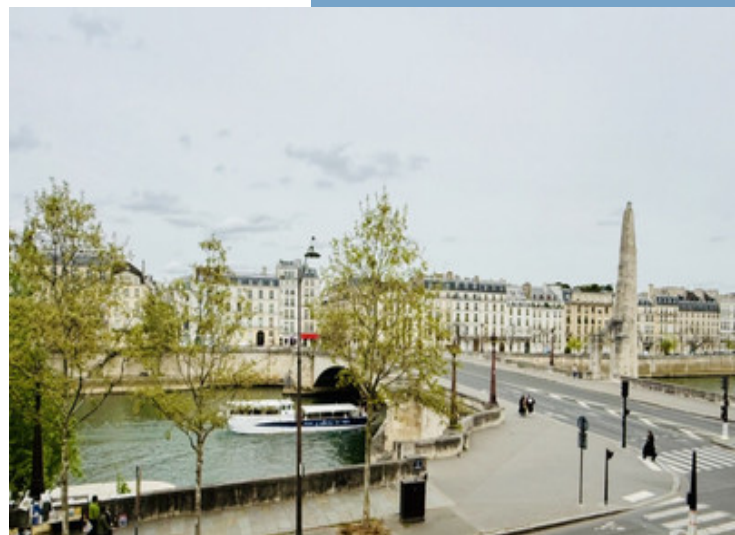
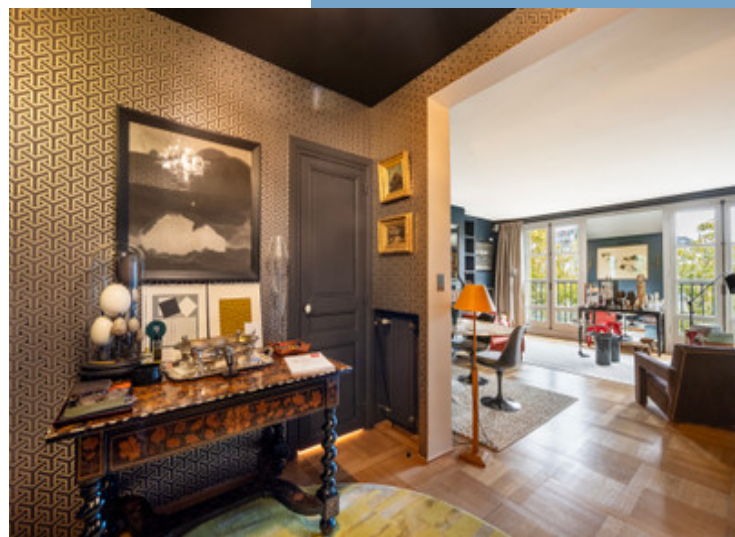
Additional information:

- Small condominium: 15 units
- Total number of lots: 43 lots.
- Secure building with Gardian and digicode.
- Monthly charges: 469 Euros/month.
- Property taxes 2024: 1,471 Euros.
- Lots concerned by the sale: Lot n°6 + Cellar lot n° 29.
- Ceiling height: 2.68 meters.
- Heating in building.
- Cross

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36139CCH75>

COMPLETE FILE AND PHOTO ON REQUEST



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

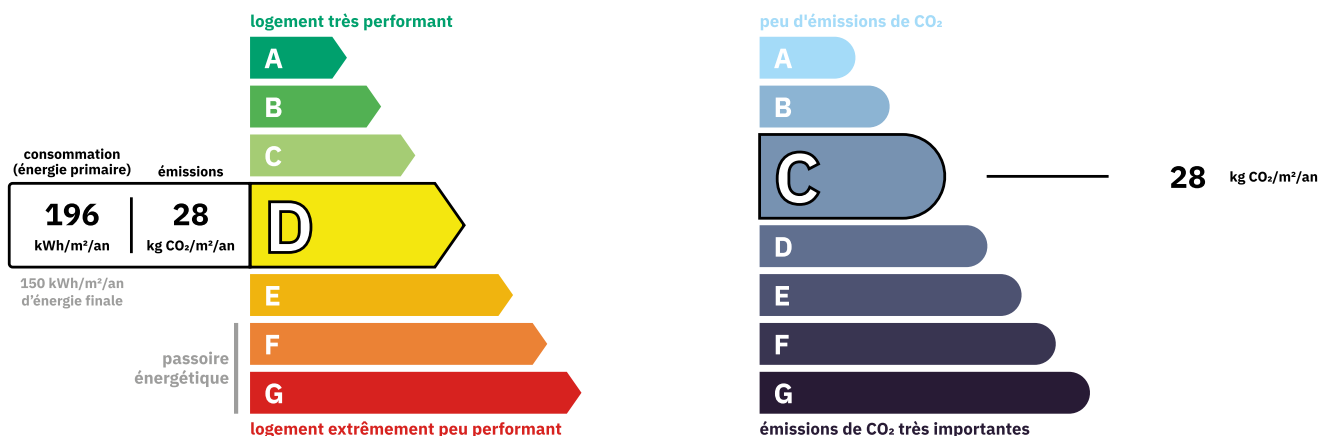
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

75005 LEFT BANK, FULLY  
RENOVATED APARTMENT 87  
M2 CARREZ LAW , 2ND  
FLOOR WITH LIFT , VIEWS ON  
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Ref : A36139CCH75

## 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 1030 € and 1450€ for 2021

## 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 : A36139CCH75  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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