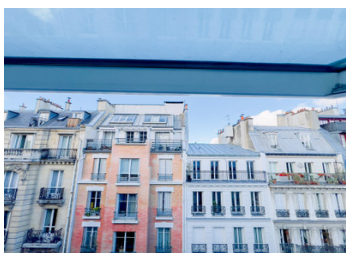


Paris 75006, 2 non-adjacent maid's rooms with shared WC on landing, 21.31m² floor space (10.44m² Carrez)



INFORMATION

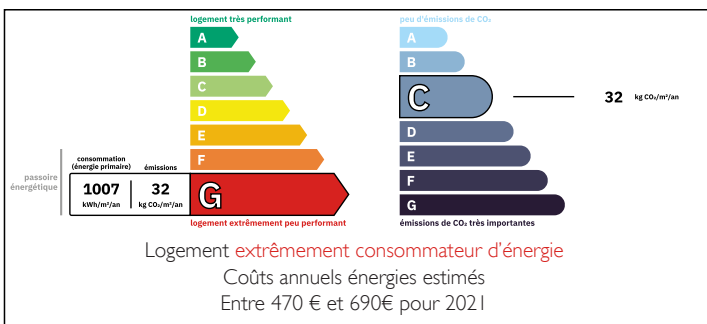
Town:	Paris
Department:	Paris
Bed:	0
Bath:	1
Floor:	14 m ²
Plot Size:	0 m ²



IN BRIEF

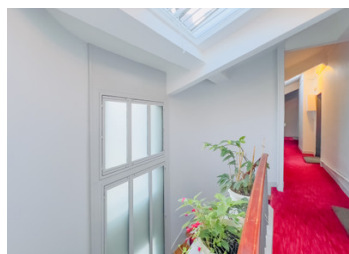
PARIS 6th arrondissement – Notre Dame des Champs – 21.31m² (10.44m² Carrez) – See floor plan and 360° virtual tour – Situated between the Jardins du Luxembourg and Vavin, two separate service bedrooms on the 5th and top floor (no lift) of a very well-maintained period building with a caretaker. The first room, with a floor area of 14.52m² (6.80m² Carrez), serves as a living space for personal use, an office, storage, etc. The second room, with a floor area of 6.79m² (3.64m² Carrez), features a sink and a kitchenette. Located in the Collège Montaigne catchment area, 250m away. Shared toilet facilities on the landing. Quarterly service charges: 65 euros.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Area details :

- Total living space --> 21.31m² au sol (10.44m² Carrez)
- Weighted area --> 14.06m² = 10.669 euros/m²
- Maid's Room No 42 --> 14.52m² floor space (6,80m² Carrez)
- Maid's Room No 51 --> 6,79m² floor space (3,64m² Carrez)
- Freehold --> 7 / 1002e

Built over 5 floors, this 1850's property is located in the administrative district of Notre-Dame-des-Champs and includes 24 apartments. The residence is constructed on a plot of 373m² located 200m from Notre-Dame-des-Champs metro station (L12) and 250 m from Vavin metro station (L4). Self-service bike system 'Velib' nearby.

LOCAL TAXES

Taxe habitation: EUR

NOTES

6th Arrondissement - Once the hangout for bohemians and intellectuals, the Saint-Germain-des-Pres 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 French intelligentsia and is a major hub for Art galleries and one of the most fashionable districts of Paris as well as its most expensive area. It includes world famous educational institutions such as the Ecole des Beaux-Arts de Paris and the Academie francaise, the French Senate as well as some of Paris most famous monuments including Saint-Germain Abbey, St-Sulpice Church, Le Pont des Arts and Jardins du Luxembourg.

Co-owned building of 2 units
Provisional annual charges: 840€

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