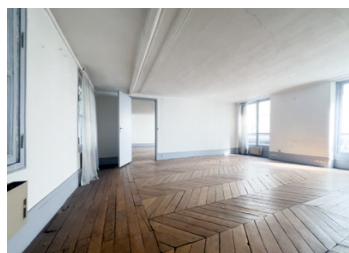


PARIS 6e, Coeur St-Germain, rare opportunity 190m2 apart to renovate, or office in historic 1700 building



INFORMATION

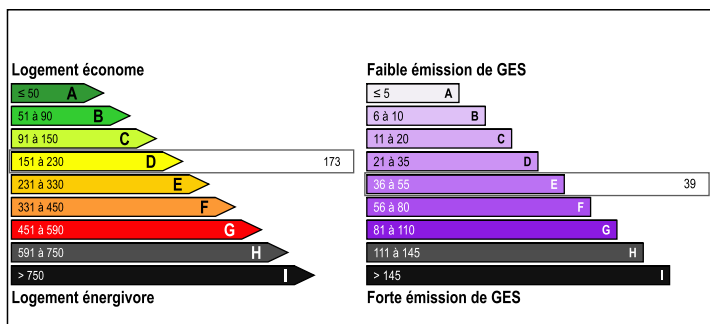
Town:	Paris 6e Arrondissement
Department:	Paris
Bed:	5
Bath:	0
Floor:	190.6 m2
Plot Size:	0 m2



IN BRIEF

Paris 75006 - Rue Bonaparte - 190m2 - View floor plan + 360 virtual tours - EPC D - Strategically situated, at the heart of the very elegant St-Germain-Des-Prés, 4 exposures apartment (former office), alone on the 1st floor of this historic 18th century building with its welcoming entrance hall and paved courtyard. Rare on the market, this 178.40m2 former office/gallery needs renovation and includes 8 rooms to be restructured. It has 6 windows overlooking the street and 5 windows overlooking the courtyard, providing exceptional light. Wedged between Boulevard St-Germain and the Seine, amongst antique dealers and art galleries, this property enjoys a prestigious address in the heart of this famous and sought-after Parisian area. Option to acquire a ground floor shop (47m2 - €770K) with direct access by interior staircase plus an adjacent caretaker's...

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

Details of the 5 units available for sale in the building for a Freehold total of 555 / 1003 (Check floor plans).

ON THE ENTIRE FIRST FLOOR

- Apartment No 3 --> 190,60 m2 --> € 3,320,000 (Freehold share 109/1003 - Monthly Service Charges 150 €)

ON THE ENTIRE GROUND FLOOR

- Shop lot no 2 --> 46,55 m2 --> 770,000 € (Freehold share 149/1003 - Monthly Service Charges 210 €)

- Loge lot no 4 --> 23,85 m2 --> € 315,000 (Freehold share 41/1003 - Monthly Service Charges 60 €)

- Gallery lot no 1 --> 123,79 € --> 2,070,000 € (Freehold share 251/1003 - Monthly Service Charges 260 €) --> Unit currently rented for an annual income of €67,096.69 excluding charges

- Cellars --> 73,40 m2 --> € 185,000 (Freehold share 4/1003 - Monthly Service Charges 20 €)

Each unit can be purchased individually or combined with others to form a combination of lots according to your needs and preferences.

Miscellaneous: Human size building, units in needs of rénovation, individual electric heating sustem, lots distributed over 2 entire floors, shop windows facing South/East, secure 4-storey building, high speed fibre optic internet in the building, freehold and some building renovation needed and to be expected, service charges includes cold water, ideal for art gallery but may be suitable for independent professionals and commercial businesses.

Built over 4 floors, this 1700 building is located in the administrative district of St-Germain des Près and includes 7 apartments. The residence is constructed on a plot of...

LOCAL TAXES

Taxe habitation: EUR

NOTES