

PARIS 75006, St-Germain, rare opportunity, 361m2 for these front commercial units in 18th Century building

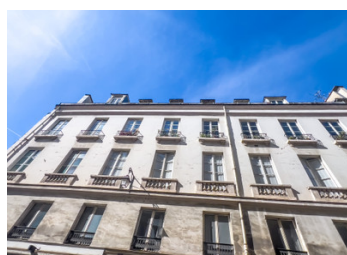
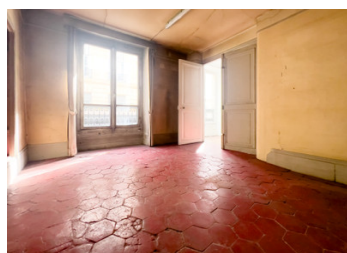


INFORMATION

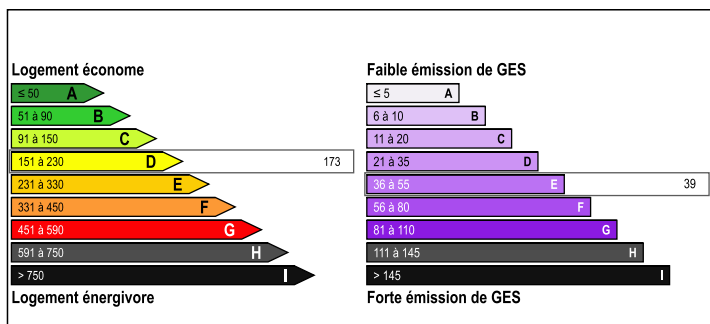
Town:	Paris 6e Arrondissement
Department:	Paris
Bed:	0
Bath:	0
Floor:	361 m2
Plot Size:	0 m2

IN BRIEF

PARIS 75006 - Saint-Germain-des-Prés - appr. 361m2 + cellars - See floor plan + 360 virtual tours - EPC E - Strategically located in the heart of the very elegant Rue Bonaparte, 2 independant commercial units (an apartment + gallery currently rented + 2 cellars) in the heart of a historic early 18th century building with its welcoming entrance and cobbled courtyard. Rare on the market, these lots in need of renovation offers close to 361m2 plus a 28,10m2 cellar. The ground floor galery face onto the street with an 9-metre frontage. Wedged between boulevard St-Germain and the Seine, amongst the antique dealers and art galleries, these commercial premises benefit from a prestigious address in the heart of this famous and sought-after area of Paris. For your information, the 1st floor flat is accessed by 3 front doors....

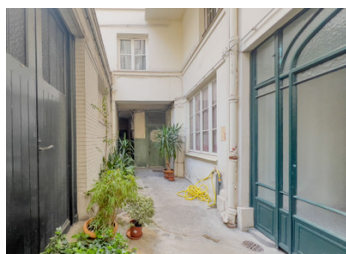


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Détails des 5 lots disponibles à la vente dans l'immeuble (à l'unité ou réunis) pour un total de 555 / 1003 tantièmes (Voir plan de distribution).

SEUL AU 1er ETAGE

- Appartement lot no 3 --> 190,60 m² --> (109/1003 tantièmes - Charges 150 €/mois) --> HSP entre 2,21 m et 2,45 m

POUR LA TOTALITÉ DU RDC

- Boutique lot no 2 (under offer offre) --> 46,55 m² --> (149/1003 tantièmes - Charges appr. 210 €/mois) --> HSP 2,50 m, 3,10 m et 3,17 m

- Galerie lot no 1 --> 123,79 € --> (251/1003 tantièmes - Charges appr. 260 €/mois) --> Unité vendu loué pour un revenu annuel de 67.096,69 € hors charge --> HSP autour des 3m

1er SOUS-SOL

- 2 Caves --> 73,40 m² --> (4/1003 tantièmes - Charges appr. 20 €/mois)

Chaque lot peut être acquis individuellement ou combiné avec d'autres pour former une association de lots selon vos besoins et vos préférences.

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 360m² located 300m...