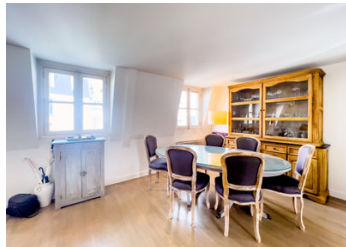


PARIS 75005, Latin Quarter, rooftops views, 3 beds, 143m2, last 2 floors, lift, build 1750, in need of TLC



INFORMATION

Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	0 m2



IN BRIEF

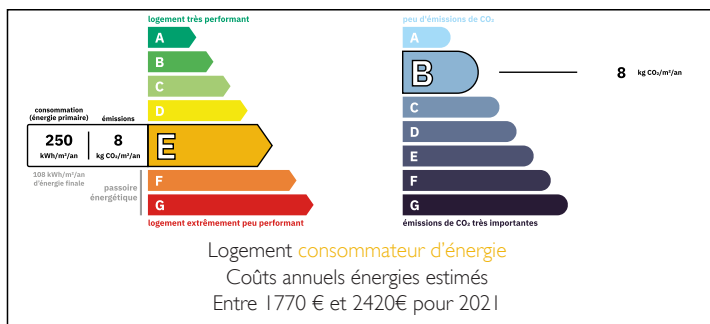
PARIS 75005 - Latin Quarter - 3 beds - 130.28 m² - Floor plan and 360° tours

Close to the Panthéon, on the 4th & 5th floors (top floors) of a modernised 18th-century building with lift, this duplex apartment feels like a house, with beautiful views over the rooftops and exceptional natural light thanks to its 2 exposures.

With an adaptable air conditioned space of 143.86 m² (116.69 m² Carrez), it currently comprises 3 beds 2 baths and 3 WC. Its six windows facing the street (south) and six facing the courtyard ensure a quiet and bright environment.

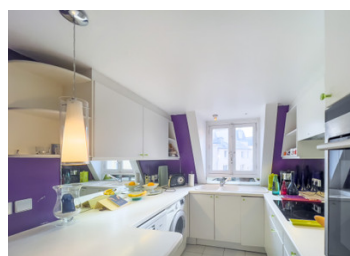
It is located in the very discreet and charming Rue Thouin, in the Latin Quarter, a stone's throw from the Panthéon, the Collège Henry IV, the Contrescarpe and Jussieu. The building, constructed in 1750 and renovated in 1981, is on a human

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 included in the price:

- Apartment (lot 20) --> Weighted area 130.28 m² = €12.895/m²

- Total living space --> 143.86 m² floor space ; 116.69 m² Carrez law

Room details: Lower duplex --> Entrance hall 5.58 m² ; Living room 35.10 m² ; Separate kitchen 8.08 m² ; Bedroom 18.94 m² ; Bathroom/WC 13.22 m² ; Toilet 2.60 m² ; Hallway 1.82 m². Upper duplex --> Hallway 6.17 m² ; Bedroom 1 - 14.41 m² ; Bedroom 2 - 14.86 m² ; Shower room 9.30 m² ; Bedroom 3 - 12.88 m² ;

- Cellar no. 2 (lot 22) --> 4.37 m² valued at €2,500/m²

- Total shares --> 944/10,000ths of the building's common areas

LOCAL TAXES

Taxe foncière: 3263 EUR

Taxe habitation: EUR

NOTES

Features: Energy rating EPC E/B, beautiful location with Henry IV secondary school at the end of the street, spacious and well-located, small, manageable co-ownership property, overlooking the street and courtyard, sunny with a mainly south-facing aspect, some refurbishment and work required to modernise this very sunny property, separate fitted kitchen, 12 double-glazed windows, numerous cupboards and storage space, ceiling height between 2.20m and 2.44m, 4th and 5th floor out of 5, two flats per floor, secure building (Vigic + intercom + reinforced door), lift, individual electric heating (hot) and air conditioning (cold), high-speed fibre optic internet in the building, regular maintenance work in the building, freehold and no building renovation voted or planned, charges €305/month including maintenance of common areas + cold water + lift, property tax €3263/year, ideal for...