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## Versailles apartment renovated into contemporary Notre Dame

Versailles , Yvelines , Paris Ile-de-France



# €1,040,000

inc. of agency fees

3 Beds

104 sqm

Nestled on the 2nd floor of a magnificent old building with only one apartment per floor, in the heart of the historic Notre-Dame district, a few steps from rue de la Paroisse and its picturesque shops,...

### At a Glance

**Reference** MFH-PARIS6970-cpy

**Bed** 3

**Near to** Versailles

**Pool** No

**Price** €1,040,000

**Hab.Space** 104 sqm

**Land Tax** N/A

### Property Description

Nestled on the 2nd floor of a magnificent old building with only one apartment per floor, in the heart of the historic Notre-Dame district, a few steps from rue de la Paroisse and its picturesque shops, prestigious schools and transport ( Rive Droite, Rive Gauche and Chantiers stations within walking distance), this rare and enchanting apartment awaits you.

This architectural jewel, bathed in light thanks to its triple exposure, has been completely renovated with exquisite taste, respecting the charm and elegance of yesteryear. Every detail has been carefully thought out to create a living space that is both refined and warm.

The beautiful entrance leads on one side to the large living room with solid oak herringbone parquet flooring, testifying to a prestigious past, such as its marble fireplace and its period moldings and cornices with its ceiling height of 3.50 m emphasizing the nobility of the place.

A space conducive to relaxation and daydreaming.

The two bedrooms of 17 sqm and 13 sqm offer spacious volumes and plenty of light with plenty of storage space.

On the other side of the entrance, the 14 sqm dining room (3rd bedroom), perfect for convivial dinners, has found its place next to the kitchen, completely renovated with high-end materials and equipment combining modernity and tradition.

The bathroom has also seen a reinterpretation with its double sinks and its large Italian shower. A piece of furniture cleverly hides the washing machine and dryer for practicality and elegance.

A separate toilet with hand basin completes the services of this apartment. Added to this is a large cellar of 15 sqm, ideal for storing your treasures and in the courtyard there are spaces for bicycles.

Individual gas heating for optimal comfort.

Complete renovation of electricity, radiators, paints, kitchen, bathroom, toilets, and tiling.

Double glazing on all windows.

Renovation of the building voted in AGM 2023, agreement obtained in March 2024 from the buildings of France and the Town Hall, start of work Q4 2024.

A true setting of refinement and serenity, an extremely rare property in this popular area.

Co-ownership of 7 residential lots

Annual co-ownership charges: EUR2,700.

No procedure in progress

Amount of annual energy (Gas et EDF) and water expenses for standard use: between EUR2,800 and EUR3,200 per year.

Property tax: EUR1,384

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average amount of annual energy expenditure for standard use, established based on energy prices as of 01/01/2021: Between EUR1,420 and EUR1,980

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Condominiums of 7 units (No proceedings in progress).

Annual expenses : 2700 euros.

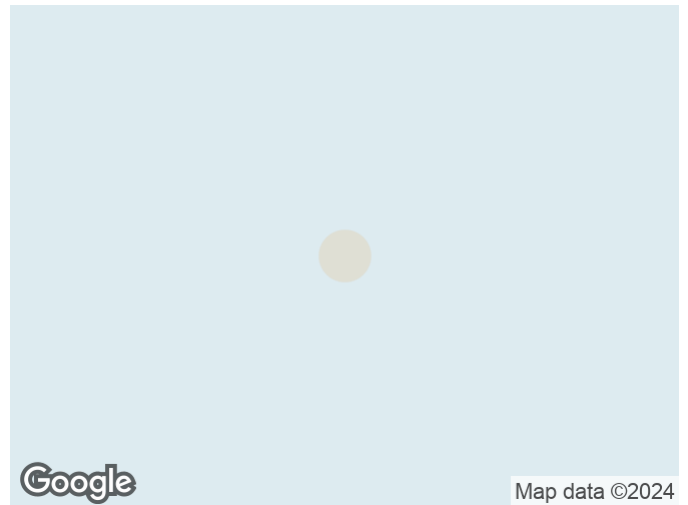
## Summary

Property type:	Apartment
Bedrooms:	3
Price	€1,040,000

## Key Information

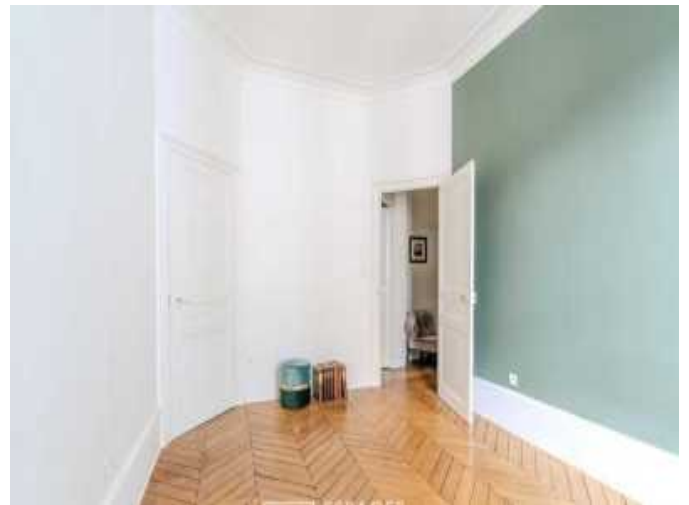
Internal Area:	104 sqm
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## Location: Paris Ile-de-France



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**C. BAUER – Sunday Times**

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