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## Sorbonne district, 2 rooms on the banks of the Seine

Paris , Paris , Paris Ile-de-France



# €795,000

inc. of agency fees

1 Beds

52 sqm

In the heart of the picturesque and literary Latin Quarter, is this apartment of more than 52 m<sup>2</sup> (51.59 m<sup>2</sup> Carrez) with typical Parisian charm, nestled on the 4th floor of a building built in 1650. The...

### At a Glance

**Reference** MFH-PARIS8518

**Bed** 1

**Near to** Paris

**Pool** No

**Price** €795,000

**Hab.Space** 52 sqm

**Land Tax** N/A

### Property Description

In the heart of the picturesque and literary Latin Quarter, is this apartment of more than 52 m<sup>2</sup> (51.59 m<sup>2</sup> Carrez) with typical Parisian charm, nestled on the 4th floor of a building built in 1650.

The listed staircase, a true testimony to the past, welcomes us into the condominium and leads us to this unique two-room apartment. From the entrance, the floor paved with old terracotta tiles and the exposed beams on the ceiling instill a romantic charm.

The nine windows of the apartment punctuate the visit, beginning with a kitchen open to the living room, offering a beautiful high ceiling.

The separate bedroom, with a large custom-made closet and parquet flooring, perfectly completes this space. A bathroom with ideal proportions completes the whole.

The different exposures and the many large openings ensure that the apartment, entirely in a quiet courtyard, receives sunshine and light at all times of the day.

Its very pleasant proportions, its brightness, its charm, as well as its location a few steps from the Seine and the Saint-Michel fountain, make this apartment a rare and highly sought-after property.

Ideal both for living there and for a rental investment, particularly for students at the Sorbonne.

Metros: - Saint Michel (line 4) - Cluny La Sorbonne (line 10) - St Michel Notre Dame (RER B / RER C)

ENERGY CLASS: E / CLIMATE CLASS: D.

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR850 and EUR1025.

Condominiums of 31 units (No proceedings in progress).

Annual expenses : 1049.84 euros.

## Summary

Property type:	Apartment
Bedrooms:	1
Price	€795,000

## Key Information

Internal Area:	52 sqm
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## Location: Paris Ile-de-France



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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