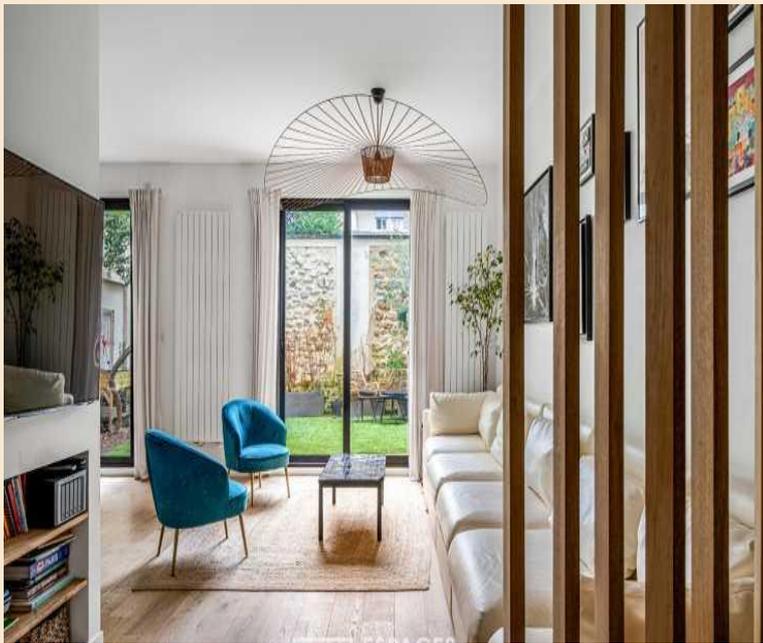


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## Renovated garden-level apartment near the Seine and the Saint-Charles...

Paris , Paris , Paris Ile-de-France



# €1,099,000

inc. of agency fees

2 Beds      1 Baths      94.78 sqm

In the heart of the Saint-Charles village, just steps from the Seine quays, this fully renovated garden-level apartment offers a living environment combining modernity, comfort, and tranquility. Located...

### At a Glance

<b>Reference</b>	MFH-PARIS9348	<b>Near to</b>	Paris	<b>Price</b>	€1,099,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	94.78 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the Saint-Charles village, just steps from the Seine quays, this fully renovated garden-level apartment offers a living environment combining modernity, comfort, and tranquility.

Located in a modern building within a well-maintained small co-ownership, equipped with a bike storage

room and a cellar, this apartment spans 110 m<sup>2</sup> (94.78 m<sup>2</sup> Carrez law).

Upon entering, to the right, a functional home office space, enhanced by glass blocks, invites a blend of work and well-being. To the left, a sleeping area, discreetly hidden behind an elegant workshop-style glass, benefits from an en-suite shower room. Beyond, a spacious living area unfolds, featuring a cozy lounge, a sleek, fully-equipped kitchen, and a convivial dining space. This living area, thanks to large bay windows, opens onto a 46 m<sup>2</sup> private garden, facing northwest, a true green haven in the heart of the neighborhood.

The lower level offers two bedrooms with a good ceiling height, illuminated by windows in an English courtyard. A spacious bathroom and separate WC complete this space, ideal for hosting family and friends.

The quality of the renovation, the surrounding tranquility, and the private outdoor space make this garden-level apartment a rare and sought-after property in the area, offered by Espaces Atypiques Paris Rive Gauche agency.

ENERGY CLASS: D / CLIMATE CLASS: A. The estimated average annual energy costs for standard use, based on 2021, 2022, and 2023 data, range from euros1,340 to euros1,860.

Transportation, metros, and RER: Javel André Citroën (Line 10), Javel (RER C), Lourmel (Line 8).

- - EI - RSAC: Paris

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 3832 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,099,000

### Key Information

Year Built:	2007
Internal Area:	94.78 sqm
Has a Garden	Yes

### Location: Paris Ile-de-France



# Gallery







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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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