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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...

### At a Glance

<b>Reference</b>	MFH-PARIS9438-5	<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



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