

📍 PARIS 75007 | 25 RUE SAINT-DOMINIQUE • INVALIDES | €575,000



33 m²

1.5

1

WC 2

GROUND FLOOR: Carriage House

This lovingly converted carriage house is ready for you to move in.

Hidden behind the grand entrance of a *maison particulière* from 1820, this fully renovated former carriage house offers the rare opportunity to own a private home in the elegant 7th arrondissement.

This thoughtfully designed property makes the most of the small space, blending original details with sophisticated modern finishes over two levels. The open-concept kitchen is fully equipped with everything you'll need, including a dishwasher and separate washer/dryer units, plus dining for four. On the upper level is a primary bedroom and a sleeping nook, plus a full bathroom with rain head shower. An additional WC on the ground floor completes the home.

Minutes from the Seine, Musée d'Orsay, Les Invalides, and the fashion boutiques Saint-Germain-des-Prés, you'll enjoy one of Paris's most coveted neighborhoods while returning each day to the tranquility of your own "country cottage."

Can be sold fully furnished; simply turn the key in the door and your home.



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Les honoraires sont à la charge des acquereur | Commission paid by the buyer(s)

LOCALIZATION		AMENITIES	
Country:	France	Elevator:	NO
City:	Paris 75007	Gardien:	NO
Sector:	Invalides	Cave:	NO
Exposition:	West (into the courtyard)	Parking:	NO
Floor:	Ground Floor & Mezzanine	Bicycle Storage:	NO
Total Floors:	2	Furnished:	YES
		Balcony:	NO

FINANCIALS

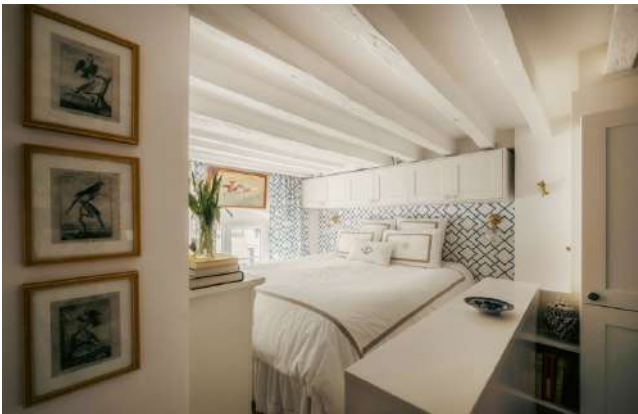
Price: €575,000
 Taxe Foncière: €831/year
 Taxe d'Habitation: N/A (was a primary residence)

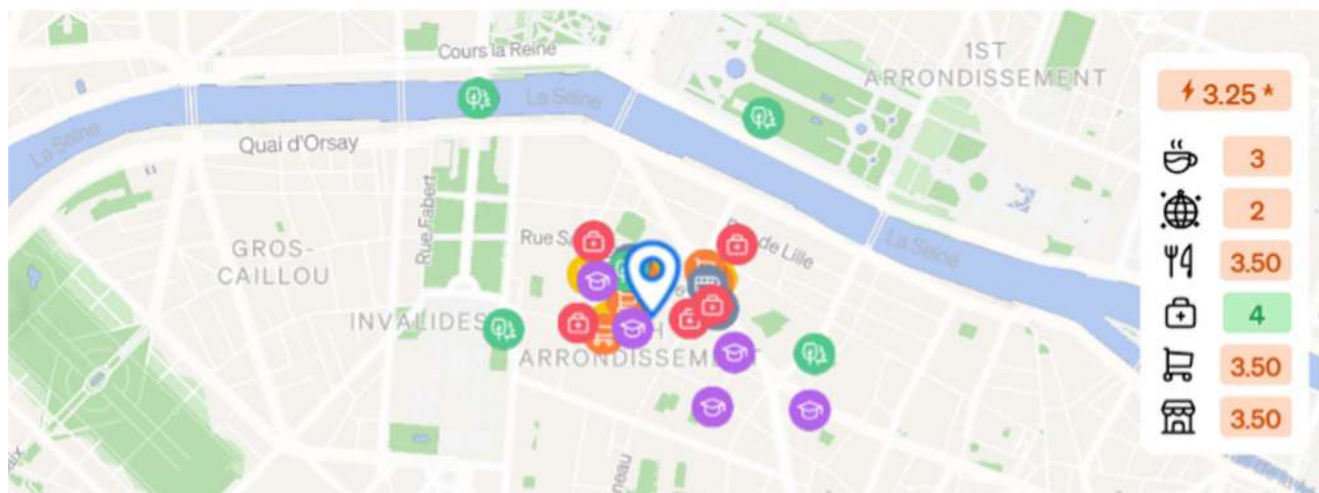
INTERIOR	COPROPRIETE
Total Rooms: 2.5	# of units: 21 principal lots
Bedrooms: 1.5	Tantièmes*: Apartment—lot #22 (27/1,042)
Bathrooms: 1	Planned Works: NO
Toilets: 2	Annual Charges: €859.60 / yr. (€214.90 quarterly €71.66/mo . equivalent)
Kitchen: Electric cooktop & oven, full-sized refrigerator/freezer, dishwasher, separate washer/dryer units (under stairs)	*Shares
Heating: Electric/individual	
Surface: 33.82m2 (approx. 364 sq. ft.) 31.43 loi Carrez	
Loft Ceiling: 1.88m (approx. 6 ft.)	

ROOMS

Parties de l'immeuble bâtis visitées	Superficie privative au sens Carrez	Surface au sol
Cuisine / Séjour	15,07	16,1
Wc	1,04	1,04
Chambre	8,84	9,8
Bureau	3,6	3,6
Salle d'eau	2,88	3,28

Superficie privative en m² du ou des lot(s) :
Surface loi Carrez totale : 31,43 m² (trente et un mètres carrés quarante-trois)
Surface au sol totale : 33,82 m² (trente-trois mètres carrés quatre-vingt-deux)





🍴 Restaurants et Bars

Mon Square	0min
Le Basilic	4min
Hana (resto & épices japonaises)	4min
Compose - Cantine sur mesure	4min
Bordallo Pinheiro	4min

🚇 Transport

Bourgogne	2min
Rue Saint-Dominique	4min
Solférino - Bellechasse	4min
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Solférino	4min

🎓 Écoles

Collège privé Paul Claudel d'Hulst	3min
École primaire	3min
Collège des Ingénieurs	6min
École élémentaire privée Sainte-Clotilde	8min
Institut d'Études Politiques - Sciences Po École	10min

🛒 Épicerie

Le Livre de Cave	1min
Franprix	3min
Gosselin	4min
Picard	4min
Nicolas	5min

🌳 Nature

Square Samuel Rousseau	2min
Square d'Ajaccio	10min
Place Gabriel García Márquez	10min
Potager	14min
Pont Alexandre III	14min

🏪 Pharmacies

Pharmacie de l'Assemblée	4min
Pharmacie Bove	4min
Pharmacie Solférino	4min
Pharmacie Bourgogne	6min
Pharmacie d'Orsay	6min