

PARIS 75005 | 9 RUE LAGRANGE • LATIN QUARTER | €379,000



20m²

1

1

1

6th floor with elevator

Charming One-Bedroom with Stunning Views of Notre-Dame

This rare jewel in the heart of Paris boasts enchanting views of one of the most famous cathedrals in the world. Its iconic Left Bank location, in the sought-after 5th arrondissement near the Seine, makes this a highly desirable property.

Perfectly equipped and thoughtfully designed to make use of every square centimeter of its 20m², this fully-renovated apartment combines intimacy with modern elegance. Located on the 6th and last floor via elevator, it features a bedroom, living room with open kitchen that includes a dishwasher, 2-burner cooktop, microwave, under-the-counter refrigerator, and sink. A bathroom with shower (separate WC with sink) complete the home.

You'll love living in this lively historic area, its cobblestone streets lined with bustling cafés and shops, like the famous Shakespeare & Company Bookstore. Your local stomping grounds include the Seine and the vibrant Saint-Michel district, the Luxembourg Gardens, and the Sorbonne.

Ideal as a stylish residence, a weekend retreat, or an investment opportunity.

Can be sold fully furnished. (Purchased as is.)
20.15 loi Carrez



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

LOCALIZATION

Country: France
 City: Paris 75005
 Sector: Latin Quarter
 Exposition: East
 Floor: 6th
 Total Floors: 6

AMENITIES

Elevator: YES
 Gardien: NO
 Cave: NO
 Parking: NO
 Bicycle Storage: NO
 Furnished: YES (optional)
 Balcony: NO

FINANCIALS

Price: €379,000
 Taxe Foncière: €447/yr
 Taxe d'Habitation: €1,074/yr

COPROPRIETE

of units: 23 principal lots
 Tantièmes: Lot #38 & #39 (10/1,003; 5/1,003)
 Planned Works: Roof (7,000 portion)—NOT VOTED
 Annual Charges: €943.60/yr; €235.90/qtr (€78.63/mo)

INTERIOR

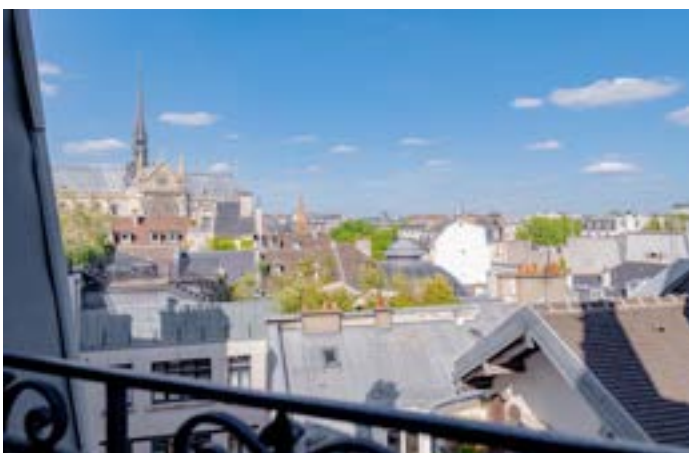
Total Rooms: 2
 Bedrooms: 1
 Bathrooms: 1 (shower/sink)
 Toilets: 1 (separate)
 Kitchen: Refrigerator, electric cooktop,
 microwave, dishwasher
 Heating: Electric
 Surface: 20m2 (approx. 217 sq. ft.)
 20.15 loi Carrez
 Ceiling: 2.72m (approx. 8.9 ft.)

ROOMS

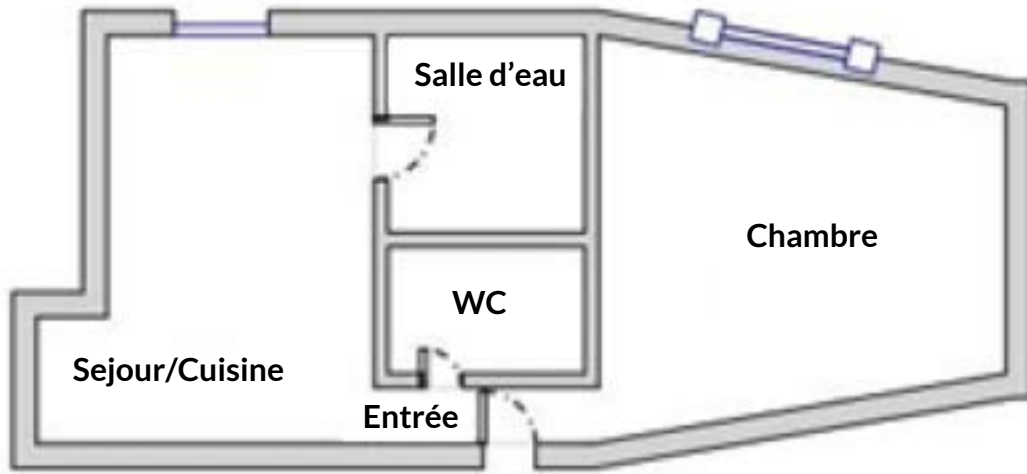
Parties de l'immeuble bâties visitées	Superficie privative au sens Carrez	Surface au sol
6ème étage - Entrée	1,4	1,4
6ème étage - Séjour / Cuisine	13,21	13,21
6ème étage - Salle d'eau	1,73	1,73
6ème étage - WC	0,72	0,72
6ème étage - Chambre	4,09	4,09

Superficie privative en m² du ou des lot(s) :

Surface loi Carrez totale : 20,15 m² (vingt mètres carrés qui)
 Surface au sol totale : 20,15 m² (vingt mètres carrés quinze)



6ème Etage



LOCAL TRANSPORT



Maubert – Mutualité		150m
Saint-Michel – Notre-Dame		280m
Saint-Michel		370m
Châtelet		600m
Lagrange	 	40m



Maubert – Mutualité		150m
Petit Pont		160m
Dante		180m
Saint-Michel – Saint-Germain	 	330m