



Paris 75004

● 12 rue des Lombards

● 927,000 €



59.79m<sup>2</sup>



1



1



1



elevator

**A RARE OPPORTUNITY - Luxurious designer renovation and an amazing view of La tour Saint-Jacques!**

Located in the vibrant 4th arrondissement and center of Paris, this elegant apartment, with 3 large windows, boasts a direct view of La tour Saint-Jacques! The original exposed wood beams are a testament to the building which dates back to the 1700's and was retrofitted with a lift. Luxuriously renovated by Martine Di Matteo in 2024, every detail is exquisite. Modern conveniences blend seamlessly with the historic charm creating a space where you can unwind and be inspired.

Comprising of an entry, a bedroom with custom closets, bathroom with marble shower & mirrored vanity. The kitchen has high-end appliances, undercabinet lighting, and is equipped with appliances from a refrigerator and dishwasher to a washer/dryer. The custom dining area and bespoke buffet, are simply the background to the stunning views of the UNESCO monument.

Available fully furnished - every space had been thoughtfully designed and utilized - 59.79m2 loi CARREZ.



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\* Les honoraires sont à la charge des vendeurs/Commission paid by the Seller(s)

Adrian Leeds Group SARL au capital de 5 000 Euros

R.C.S. Paris 894 482 819 | Numéro de TVA intracommunautaire: FR 20894482819

Carte Professionnelle : CPI 9501 2021 000 000 039, Délivrée par : CCI Ile de France le 01/06/2021

## LOCALIZATION

Country: France  
 City: Paris 75004  
 Sector: Le Quartier Saint-Merri  
 Exposition: SOUTH  
 Floor: Third - 3rd (American 4th floor)  
 Total floors 6

## PIECES

Parties de l'immeuble bâtis visitées	Superficie privative au sens Carrez	Surface au sol
3ème étage - Entrée / Couloir	3,93	3,93
3ème étage - Chambre	12,62	12,62
3ème étage - Salle d'eau	2,78	2,78
3ème étage - Wc	1,89	1,89
3ème étage - Séjour / Cuisine	38,57	38,57

Superficie privative en m<sup>2</sup> du ou des lot(s) :

## FINANCIAL

Price: 927,000 €  
 Charges / Mo: 236/mo € (3,783 € /year)  
 Tax Foncier: 1,694 € /yr

## INTEREOR

Nº Pieces: 2  
 Nº Bedrooms: 1  
 Nº Bathrooms 1 (shower)  
 Nº W/C: 1  
 Cave: No  
 Kitchen: Refrigerator, cooktop, oven, washer/dryer, & dishwasher  
 Heating: Individual Electric  
 Measurement: 59.79m2 (644 sq ft)  
 Ceiling: 2.56M (8.36 feet)

## COPROPRIETE

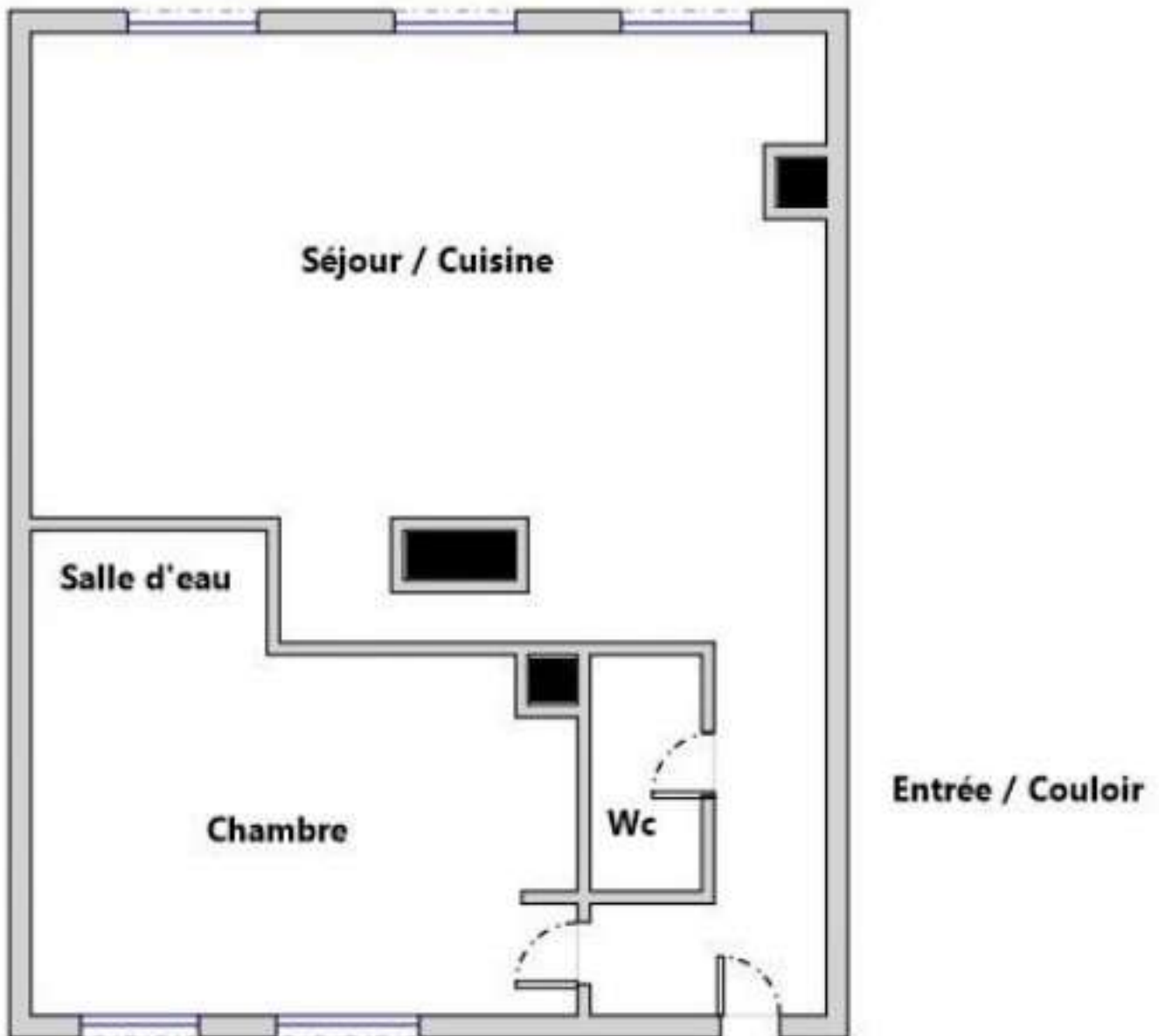
Copropriété de: 14 lots  
 Tantièmes: Apartment lot #10/11 (1005/10,000)  
 No procedures coming  
 Charges annually: 3,783/year

## AMENITIES

Elevator: YES  
 Gardien: NO  
 Cave: NO  
 Parking: NO  
 Bicycle Storage: NO  
 Furnished: YES

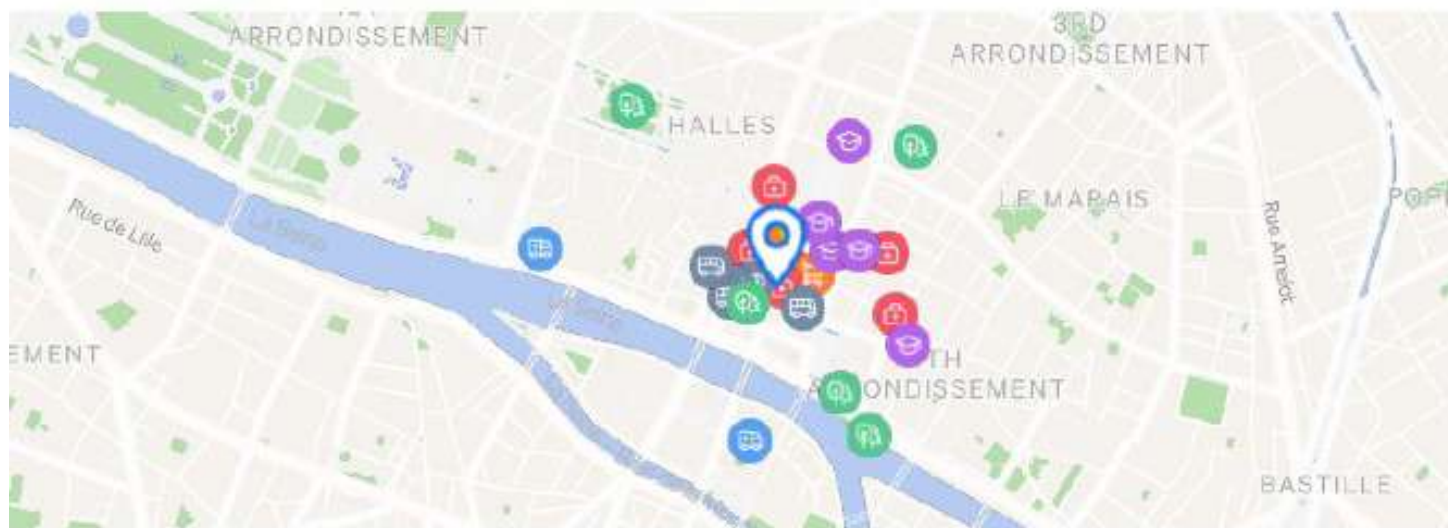








## Points d'intérêt à 12 Rue des Lombards, 75004 Paris, France



### Restaurants et Bars

Lombardi	0min
La Table des Gourmets	0min
Le Pavé	0min
Meeting Corner	0min
SeaTea	0min

### Pharmacies

Pharmacie des Halles	1min
Pharmacie de la Tour	2min
Univers Pharmacie	3min
Pharmacie de la Mairie	6min
Pharmacie du Village	7min

### Écoles

Groupe scolaire Saint-Jean-Gabriel	3min
IRCAM	3min
École élémentaire Saint-Merri	5min
École maternelle Brantôme	7min
École Nationale Droit et Procédure du Person...	8min

### Hôpitaux

Hôtel-Dieu	12min
Clinique du Louvre	13min

### Épicerie

Carrefour City	1min
G20	1min
Maison Marnay	1min
Monop'	2min
Naturalia	2min

### Transport

Châtelet	2min
Châtelet	3min
Hôtel de Ville	3min
Châtelet	3min
Châtelet	4min

### Nature

Square de la Tour Saint-Jacques	3min
Jardin des Combattants-de-la-Nueve	8min
Jardin Anne Frank	10min
Square Federico-García-Lorca	10min
Jardin Nelson Mandela	11min

NOTES: