



Paris 75006 • 11 Rue Madame - Saint-Sulpice • 1,387,000 €



77² m²



2



1



1

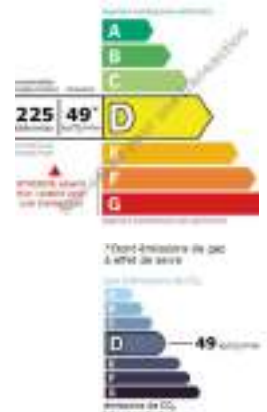


4th with elevator

Exquisite traditional corner apartment in the heart of the 6eme — Saint-Sulpice!

Centrally located between Odéon and the Notre-Dame-des-Champs. Steps from Église Saint-Sulpice and a short walk to Saint-Germain-des-Prés, this classic Haussmannien apartment is perched on the 4th floor with an elevator and architectural views. The abundance of windows means the spacious living room and dining room are bathed in natural sunlight. Two separate bedrooms (roommate floorplan), shower room with the toilet, and kitchen equipped with sink, fridge, electric cooktop, oven, hood, washing machine, and dryer. The separate entryway is perfect for organizing oneself.

If the location alone is not the deciding factor, original wood floors, a marble fireplace, and gorgeous moldings add to the charm. plenty of storage including a large walk-in closet in the bedroom and a cave.



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

LOCALIZATION

Country: France
 City: Paris 75006
 Sector: Saint-Sulpice
 Exposition: NW
 Floor: 4th
 Total floors 6

PIECES

Parties de l'immobilier (à titre indicatif)	Quantité principale en m² (Surface)	Surface au sol	Commentaires
Surface totale	74,84	77,38	
Surface au sol	77,38	77,38	
Surface de la cave	0,00	0,00	
Surface de la terrasse	0,00	0,00	
Surface de la piscine	0,00	0,00	
Surface de la piscine	0,00	0,00	
Surface de la piscine	0,00	0,00	
Surface de la piscine	0,00	0,00	
Surface de la piscine	0,00	0,00	
Surface de la piscine	0,00	0,00	

Quantité principale en m² (Surface totale)

Surface Sol Carrés totale : 74,84 m² (soixante-quatorze mètres carrés quatre-vingt-quatre)
 Surface au sol totale : 77,38 m² (soixante-dix-sept mètres carrés vingt-huit)

FINANCIAL

Price: 1,387,000 €
 Charges / Mo: 254.49 € /month (3,053 € / year)
 Taxe Foncière: 1,461 € /yr
 Taxe d'Habitation: Primary Residence

INTEREOR

Nº Pieces: 4
 Nº Bedrooms: 2
 Nº Bathrooms 1
 Nº toilets 1
 Cave: YES (7.6m)
 Kitchen: Refrigerator/Freezer, Oven, cooktop, hood, Washing Machine & Dryer
 Heating: Individual gas
 Measurement: 77 m2 (approx 828 sq ft)
 Ceiling: 2.59m (approx 8.5 ft)

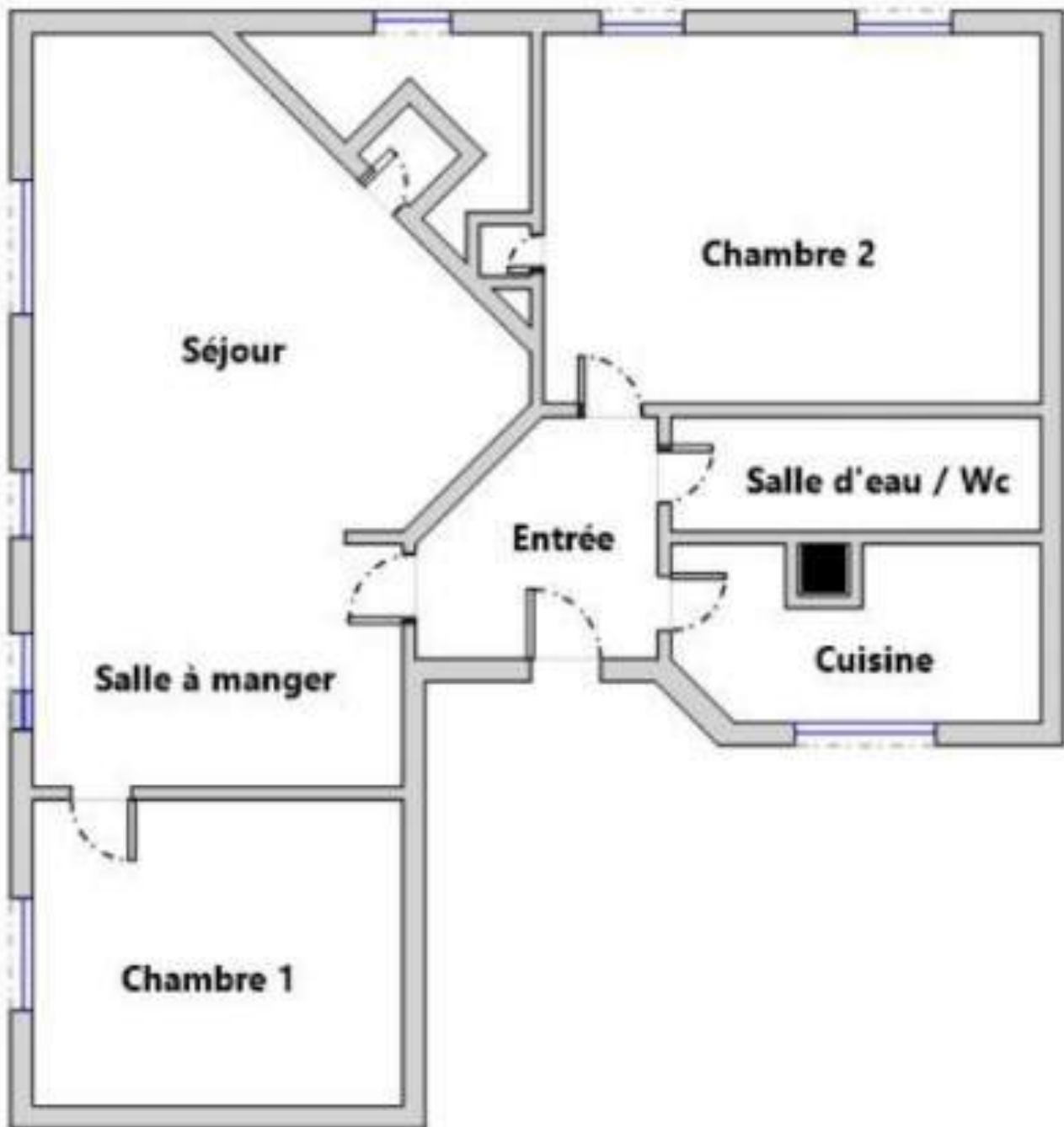
COPROPRIETE

Copropriété de: 21 lots principaux
 Tantièmes: Apartment lot #9 (80/1,018)
 Cave: lot # 10
 procedures coming: NO
 Charges annually: 3,053 € /year (763.46 € /quarterly)

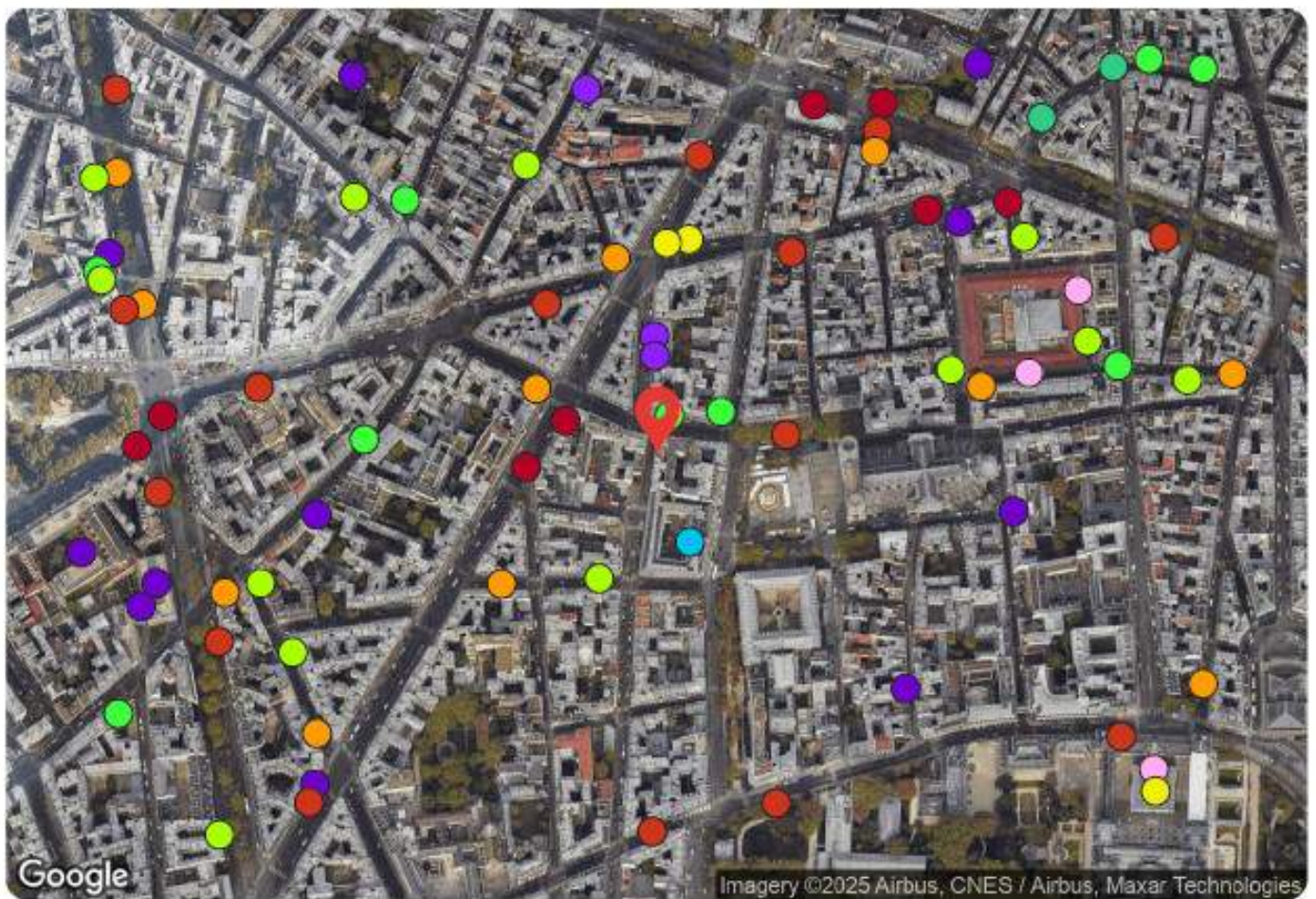
AMENITIES

Elevator: YES
 Gardien: YES (part time)
 Cave: YES
 Parking: NO
 Bicycle Storage: NO
 Furnished: NO (the possibility to be purchased)





Notes:



Transports	Éducation	Commerces & Services
<ul style="list-style-type: none"> Metro / Tramway (8) à 74 m Bus (15) à 101 m Vélo (11) à 105 m 	<ul style="list-style-type: none"> Crèche (3) à 294 m Lycée (3) à 75 m Ens. Supérieur (11) à 264 m 	<ul style="list-style-type: none"> Mairie à 72 m Épicerie / Surgelés (12) à 105 m Boulangerie (9) à 31 m Boucherie (3) à 344 m Bureau de poste (3) à 163 m

NOTES:

Transportation

Saint-Sulpice		80m	Saint-Sulpice		80m
Mabillon		290m	Michel Debré		80m
Sevres-Babylon		380m			
Luxembourg		860m	Saint-Sulpice Church		100m
Saint-Michel Notre-Dame		970m	Luxembourg Museum		290m
Montparnasse Welcome		990m	Saint-Germain-des-Près		290m
			Rennes-of Assas		330m
			Cherche Midi Street		370m