

# KASHA

PARIS



## BOULEVARD SAINT-GERMAIN

Exceptional top floor apartment, Paris 7

This large and beautiful apartment is situated in the heart of Saint-Germain-des-Prés. Sitting on the top floor of an Haussmannian building, the apartment boasts high ceilings, great cross-light, windows with balconies in every room, and a dramatic, double-height picture window in the living room. Two bedrooms and an office, including a luxurious master suite, allow for comfortable living.

- 6<sup>th</sup> floor
- 5 rooms
- 2 bedrooms
- 151.45 m<sup>2</sup> loi Carrez
- 160.00 m<sup>2</sup> surface area

4 200 000 €

Non contractual document

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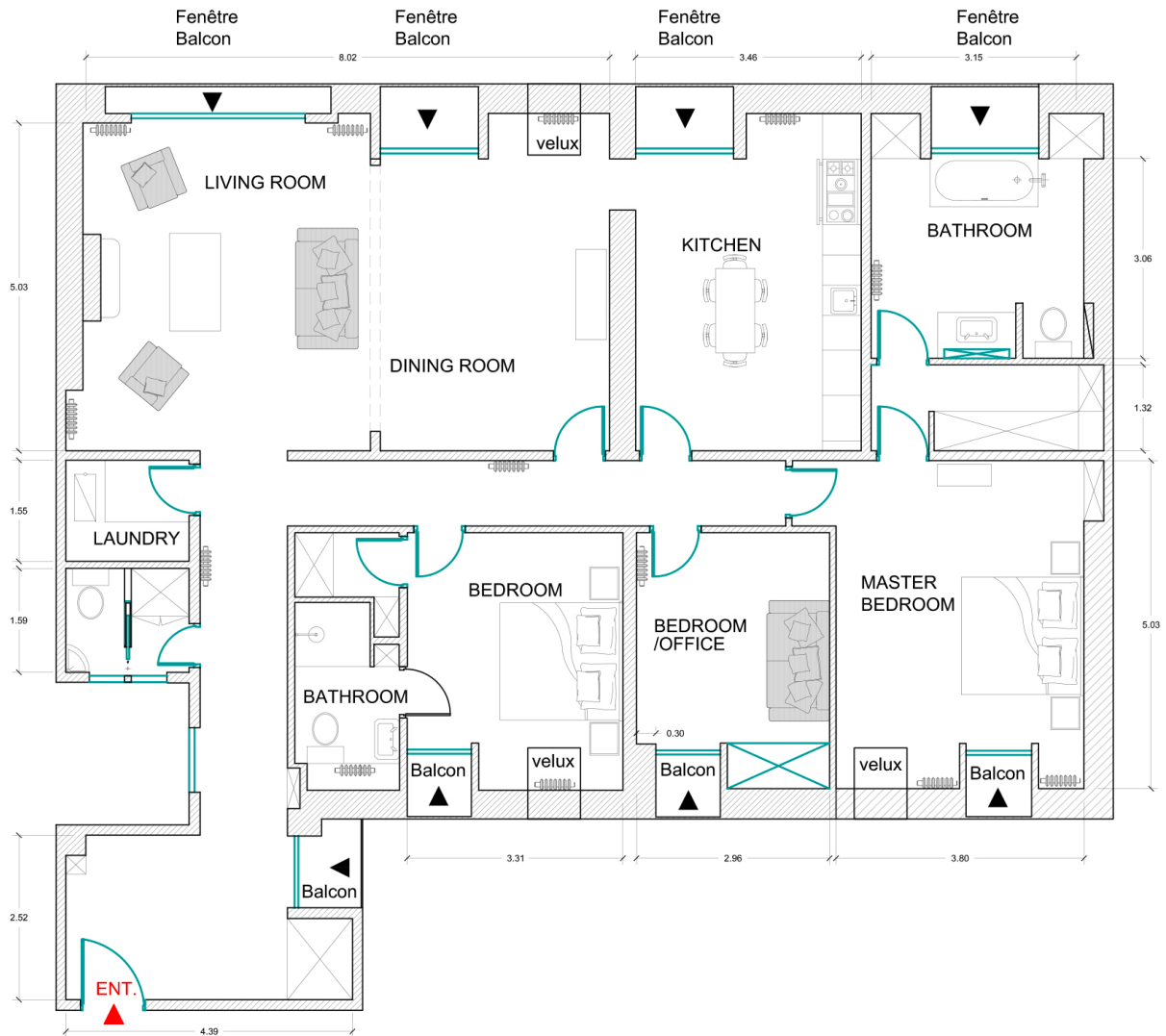


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## BOULEVARD SAINT-GERMAIN

### APARTMENT

- 151.45 m<sup>2</sup> loi Carrez
- 160.00 m<sup>2</sup> surface area
- 6<sup>th</sup> floor
- 5 rooms
- 2 bedrooms
- 2 bathrooms
- Individual gas heat
- Air conditioning

### BUILDING

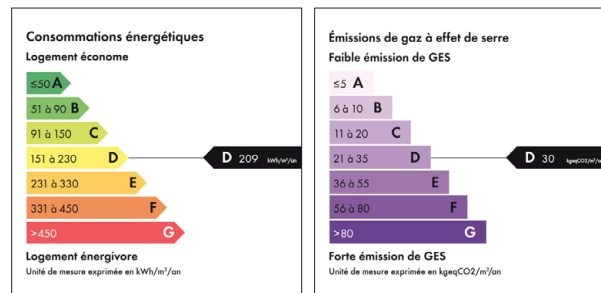
- Saint-Germain-des-Prés
- Elevator
- Door Code
- Intercom
- Building "Gardien"
- Building 1875

### ADDITIONAL

- Cellar (cave)

### FEES AND TAX

- Maintenance fees: 4 960 € yearly
- Property tax: 2 020 € yearly



4 200 000 €

Agency fees to the charge of the seller.

The average annual amount of the percentage share of the planned budget related to the current expenses is 4 960 €.

The property is subject to the co-ownership status that is made of 23 lots.

The condominium association is not subject to a distress legal procedure.