

# KASHA

PARIS



## SAINT-SIMON

On the third floor of a well-maintained 1894 building on Rue de Saint-Simon, there's a spacious 245m<sup>2</sup> apartment with perfect proportions. It features a double living room, study, dining room, five bedrooms, three bathrooms and a large kitchen. Additionally, there's a 17m<sup>2</sup> maid's room on the 6<sup>th</sup> floor. The apartment's gracious volumes, woodwork, moldings, and beautiful point de Hongrie flooring add to its Parisian charm.

- 3<sup>rd</sup> floor
- 8 rooms
- 5 bedrooms
- 245.3 m<sup>2</sup> loi Carrez
- 245.3 m<sup>2</sup> surface area

**5 300 000 €**

Non-contractual document

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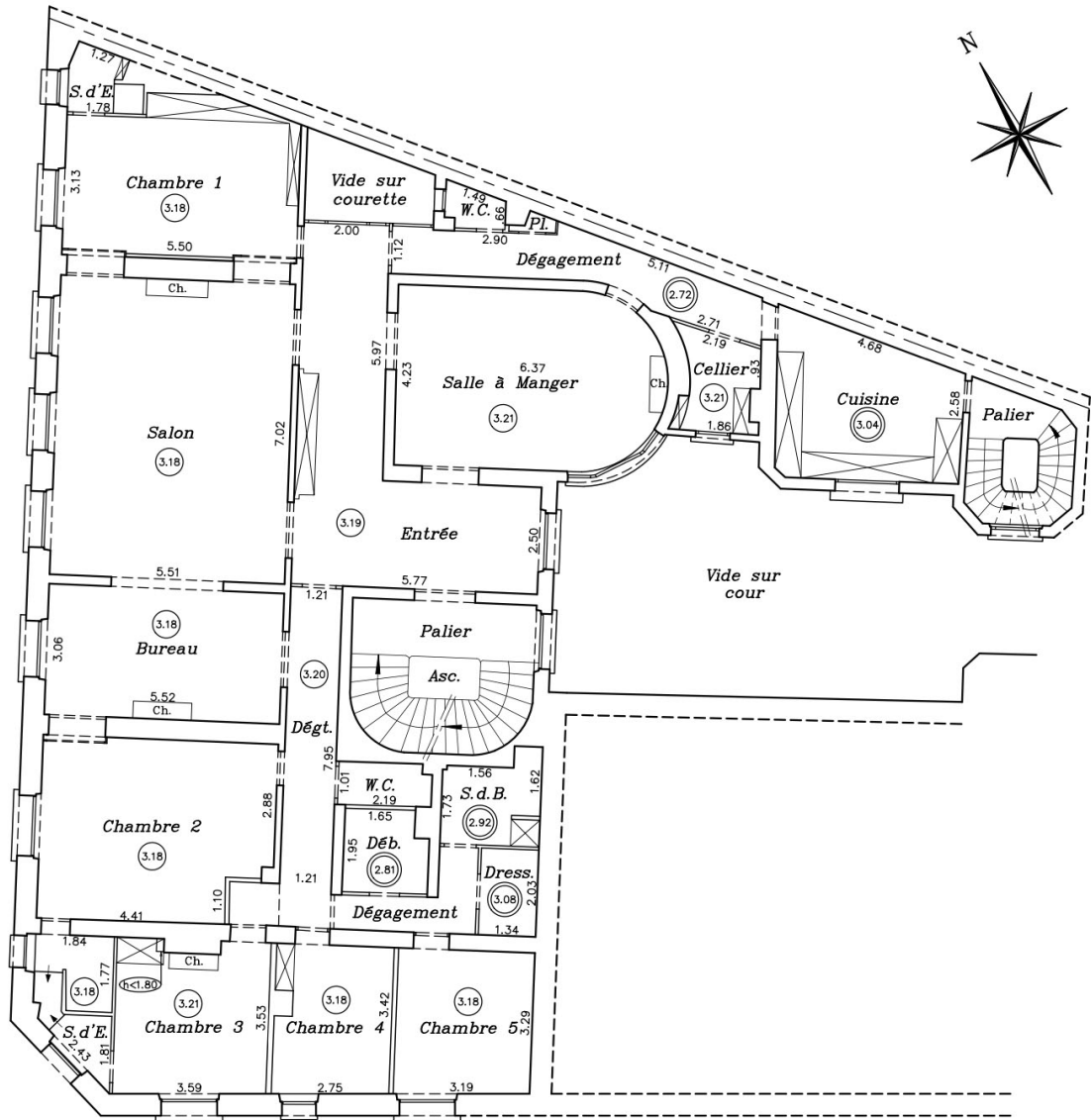


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### THE APARTMENT

- 245.3 m<sup>2</sup> loi Carrez
- 245.3 m<sup>2</sup> surface area
- 3<sup>rd</sup> floor
- 8 rooms
- 5 bedrooms
- 1 bathroom
- 2 shower rooms

### THE BUILDING

- Bac - Grenelle
- Elevator
- Digicode
- Caretaker

### ADDITIONAL

- Basement
- Large maid's room (16.70 m<sup>2</sup>)

### TAXES AND FEES

- Building charges: 8720 € yearly
- Property tax: 4435 € yearly

**5 300 000 €**

Agency fees to the charge of the seller

The property is subject to the co-ownership status that is made of 80 lots

The average annual amount of the percentage share of the planned budget related to the current expenses is 8 720 €

The condominium association is not subject to a distress legal procedure

Informations on the risks to which this property is exposed are available on the Géorisques website [georisques.gouv.fr](http://georisques.gouv.fr)

