



PRE AUX CLERCS

Charming pied-à-terre, Paris 7

Located on the highly sought-after rue du Pré-aux-Clercs, this charming apartment is set in a classic Directoire-style building and has views over a lovely garden. The spacious layout includes a large entrance, a generous 38 m² living room with a fireplace, and a fully equipped open-plan kitchen. Overbooking the greenery, the sleeping area features a master suite with en-suite bathroom, a second bedroom with en-suite bathroom, a third bedroom or study. Powder room. A small chambre de service can be purchased.

- 1st floor
- 4 rooms
- 3 bedrooms
- 119.37 m² loi Carrez
- 120.97 m² surface area

2 780 000 €

Non-contractual document

KASHA

PARIS



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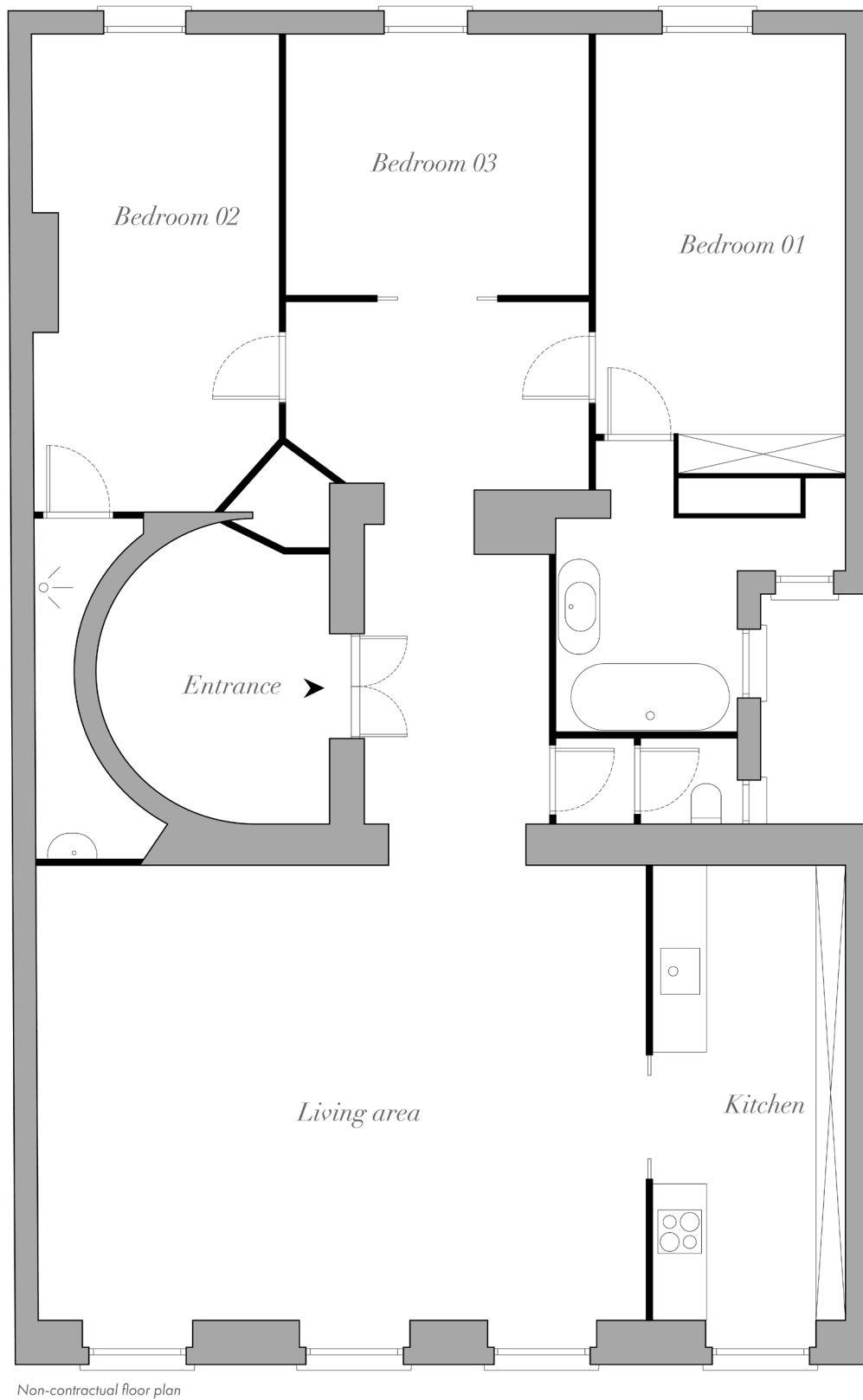


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THE APARTMENT

- 119.37 m² loi Carrez
- 120.97 m² surface area
- 1st floor
- 4 rooms
- 3 bedrooms
- 1 bathroom
- 1 shower room

THE BUILDING

- Carré des Antiquaires
- Elevator
- Digicode
- Caretaker

ADDITIONAL

- Basement

TAXES AND FEES

- Building charges: 5590 € yearly
- Property tax: 2005 € yearly

2 780 000 €

Agency fees to the charge of the seller

The property is subject to the co-ownership status that is made of 18 lots

The average annual amount of the percentage share of the planned budget related to the current expenses is 5 590 €

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

