

# KASHA

PARIS



## SAINTS-PÈRES

Elegant pied-à-terre, Paris 7

Sitting on the 2<sup>nd</sup> floor of a charming 17<sup>th</sup>-century building, this beautiful apartment boasts impressive volumes. The entrance opens onto a spacious living room that flows seamlessly into a large eat-in kitchen. A laundry room, back kitchen, and powder room add to the apartment's practicality. The master bedroom includes a generous walk-in closet and a stylish en-suite bathroom. The second bedroom, discreetly set off the main entrance, also benefits from its own private bathroom. Both bedrooms overlook a quiet, leafy interior courtyard. Flooded with natural light throughout, this is a truly elegant property in impeccable condition

- 2<sup>nd</sup> floor
- 4 rooms
- 2 bedrooms
- 24.21 m<sup>2</sup> loi Carrez
- 126.67 m<sup>2</sup> surface area

**4 300 000 €**

Non-contractual document

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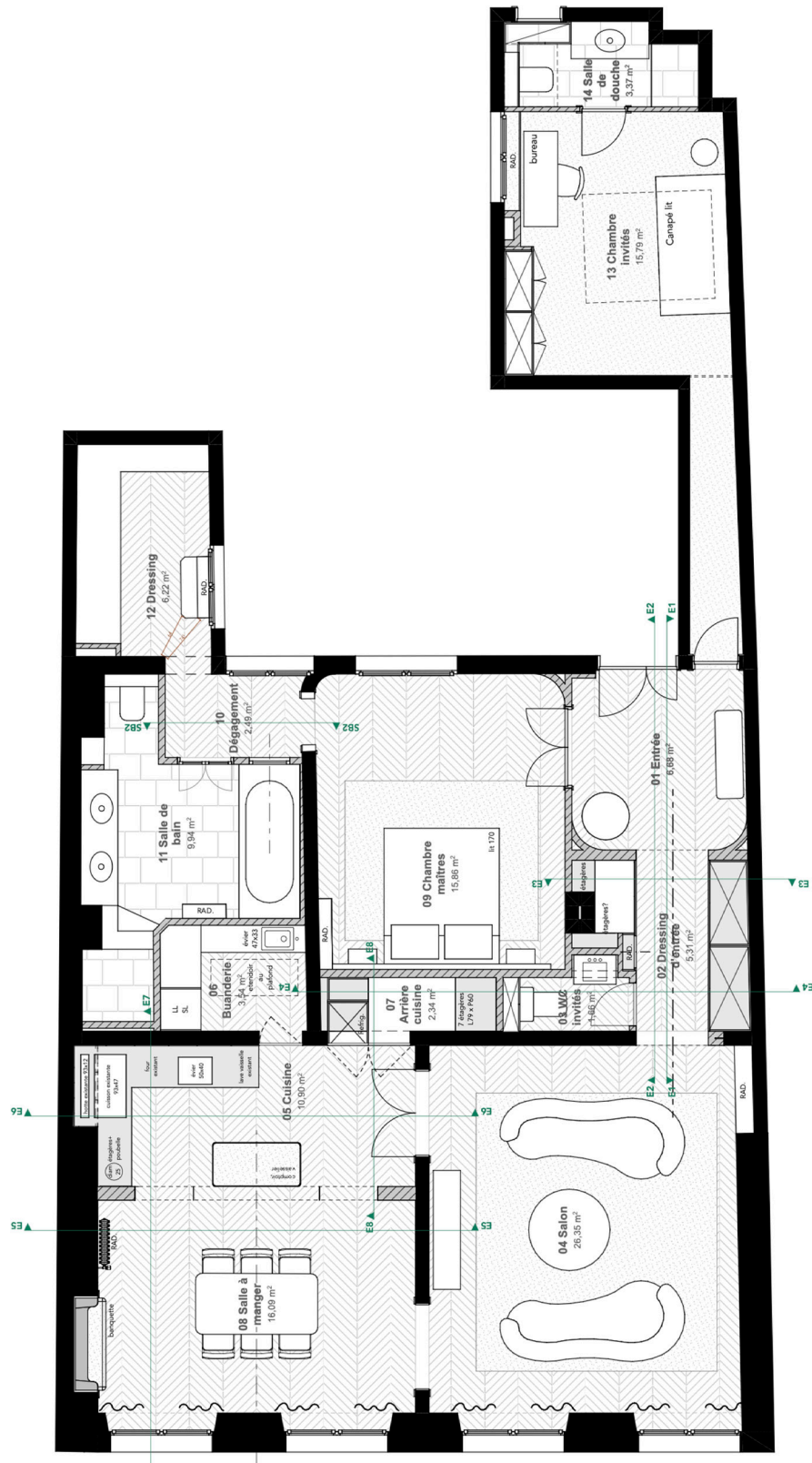


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### THE APARTMENT

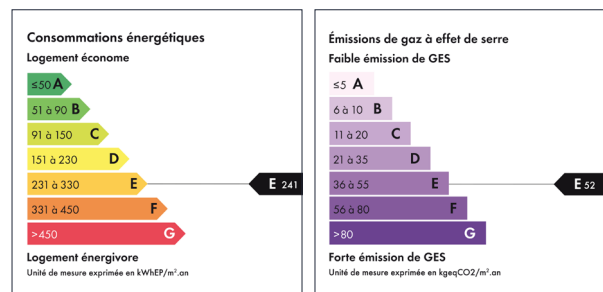
- 124.21 m<sup>2</sup> loi Carrez, 126.67 m<sup>2</sup> surface area
- 2<sup>nd</sup> floor
- 4 rooms
- 2 bedrooms
- 1 bathroom
- 1 shower room

### THE BUILDING

- Carré des Antiquaires
- Elevator
- Digicode
- Caretaker

### TAXES AND FEES

- Building charges: 7536 € yearly
- Property tax: 2116 € yearly



**4 300 000 €** Agency fees included

Price 4 085 000 € agency fees excluded

Agency fees: 5 % TTC to the charge of the purchaser

The property is subject to the co-ownership status that is made of 24 lots

The average annual amount of the percentage share of the planed budget related to the current expenses is 7 536 €

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)