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Saint Michel district - Latin Quarter family apartment

Paris , Paris , Paris Ile-de-France



€1,890,000

inc. of agency fees

4 Beds

150 sqm

In the heart of the Latin Quarter, near the Sorbonne and at the corner of the oldest pedestrian street in Paris (closed to traffic in 1972), stands this...

At a Glance

Reference MFH-PARIS7081-4

Near to Paris

Price €1,890,000

Bed 4

Pool No

Hab.Space 150 sqm

Land Tax N/A

Property Description

In the heart of the Latin Quarter, near the Sorbonne and at the corner of the oldest pedestrian street in Paris (closed to traffic in 1972), stands this four-story building, built in 1700, with the appearance of a private mansion, offered by the agency Espaces Atypiques Paris Rive Gauche.

Access is via a courtyard with typically Parisian cobblestones, where a sculpture of a woman peacefully reclines on the front steps, while mascarons adorn the façade behind her. The apartment, with a weighted surface of 150m², spans 98.97 m² Carrez law on the ground floor, with an additional 102.47 m² in a souplex, for a total floor area of 244.23 m².

The entrance of the apartment sets the tone with the expected charm of the place, respecting the craftsmanship of the period: ancient beams, stone floors, timber-framed walls, and fireplaces. The authenticity of the property is fully restored in the double living room, which benefits from being crosswise, with views of the cobbled courtyard and a private patio. Two communicating bedrooms with this patio offer independence and a welcoming flow. A third independent bedroom and two bathrooms complete the tour of this level.

Additionally, a flight of stairs leads to the lower level, where the large vaults and exposed stones on the walls create a striking backdrop.

This level reveals various spaces, designed as a bedroom, libraries, or a showcase for various collections. The large volumes offer endless possibilities for customization, from the most classic to the most eccentric!

The historic character of the property, enhanced by the use of period materials, still leaves ample room for various configurations, making this apartment a rare and emotionally charged find.

Transport: Saint-Michel Notre-Dame (Line 4, RER B and C) Cluny La Sorbonne (Line 10)

ENERGY CLASS: D / CLIMATE CLASS: D

Estimated average annual energy expenditure for standard use, based on 2021 energy prices:
between euros1410 and euros1950.

Condominiums of 20 units (No proceedings in progress).

Annual expenses : 4200 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Price	€1,890,000

Key Information

Year Built:	1700
Internal Area:	150 sqm

Location: Paris Ile-de-France



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S. and L. BROWN



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