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Renovated garden-level apartment near the Seine and the Saint-Charles...

Paris , Paris , Paris Ile-de-France



€1,049,000

inc. of agency fees

2 Beds 1 Baths 95 sqm

In the heart of the Saint-Charles village, just steps from the Seine quays, this fully renovated garden-level apartment offers a living environment combining...

At a Glance

Reference MFH-PARIS9348-11

Near to Paris

Price €1,049,000

Bed 2

Bath 1

Hab.Space 95 sqm

Pool No

Land Tax N/A

Property Description

In the heart of the Saint-Charles village, just steps from the Seine quays, this fully renovated garden-level apartment offers a living environment combining modernity, comfort, and tranquility.

Located in a modern building within a well-maintained small co-ownership, equipped with a bike storage room and a cellar, this apartment spans 110 m² (94.78 m² Carrez law).

Upon entering, to the right, a functional home office space, enhanced by glass blocks, invites a blend of work and well-being. To the left, a sleeping area, discreetly hidden behind an elegant workshop-style glass, benefits from an en-suite shower room. Beyond, a spacious living area unfolds, featuring a cozy lounge, a sleek, fully-equipped kitchen, and a convivial dining space. This living area, thanks to large bay windows, opens onto a 46 m² private garden, facing northwest, a true green haven in the heart of the neighborhood.

The lower level offers two bedrooms with a good ceiling height, illuminated by windows in an English courtyard. A spacious bathroom and separate WC complete this space, ideal for hosting family and friends.

The quality of the renovation, the surrounding tranquility, and the private outdoor space make this garden-level apartment a rare and sought-after property in the area, offered by Espaces Atypiques Paris Rive Gauche agency.

ENERGY CLASS: D / CLIMATE CLASS: A. The estimated average annual energy costs for standard use, based on 2021, 2022, and 2023 data, range from euros1,340 to euros1,860.

Transportation, metros, and RER: Javel André Citroën (Line 10), Javel (RER C), Lourmel (Line 8).

- - EI - Agent commercial - RSAC : Nanterre

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 3832 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,049,000

Key Information

Year Built:	2007
Internal Area:	95 sqm
Has a Garden	Yes

Location: Paris Ile-de-France



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C. BAUER – Sunday Times

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S. and L. BROWN



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