LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46922HHE75 Price: 495 000 EUR

agency fees to be paid by the seller

Paris 5th – 1-bedroom apartment with period character and peaceful courtyard setting















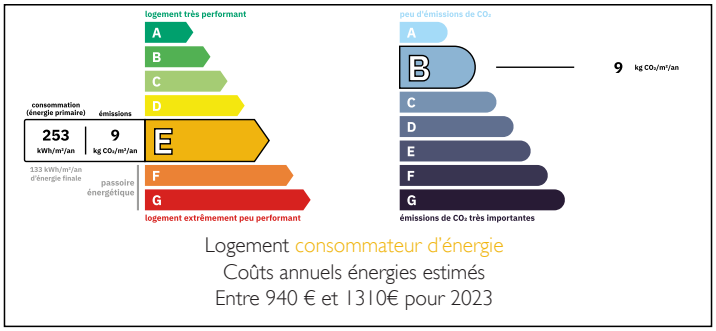
INFORMATION

Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	39 m2
Plot Size:	0 m2

IN BRIEF

In the heart of Paris's historic 5th arrondissement, moments from the Seine, this charming 38.53 m² one-bedroom apartment feels like a peaceful refuge from the city. Situated on the first floor, it overlooks a charming internal courtyard with greenery, creating an intimate and unexpectedly tranquil atmosphere for such a central address. The apartment combines the character of old Paris — exposed beams and warm materials — with a modernised kitchen and bathroom. A generous 21.99 m² living room forms the heart of the home, complemented by a separate kitchen, a 9.21 m² bedroom and bathroom with WC. A characterful and immediately habitable Parisian home, particularly appealing as a pied-à-terre.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 940 € et 1310€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**858 EUR**

NOTES

DESCRIPTION

There are apartments that impress with a view, and others that win you over with atmosphere. Hidden away behind the streets of Paris's historic 5th arrondissement, this one belongs firmly to the latter.

Situated on the first floor, the apartment offers 38.53 m² Carrez arranged as a comfortable one-bedroom home. Rather than facing the street, it overlooks a charming internal courtyard softened by greenery, creating a particularly peaceful and intimate setting. The outlook gives the apartment a rather lovely feeling of being tucked away from the city — an appealing contrast to its exceptionally central Left Bank location.

The main living space measures 21.99 m² (237 sq ft) and immediately reveals the apartment's personality. Exposed beams and warm, traditional materials preserve the character of an older Parisian property, while its proportions allow for both comfortable living and dining areas.

Alongside is a separate 3.34 m² (36 sq ft) kitchen, fitted in a clean contemporary style. This separation helps preserve the proportions and atmosphere of the principal room while remaining practical for everyday living.

The 9.21 m² (99 sq ft) bedroom continues the cosy, understated atmosphere of the apartment, while the 2.90 m² (31 sq ft) bathroom with WC has been modernised, allowing the property to be enjoyed without the need for an immediate renovation project.

Individual electric heating and hot water complete the accommodation. The apartment has a DPE rating of E (253 kWh/m²/year).

Beyond the apartment itself, much of the appeal lies in its setting. Rue des Fossés-Saint-Bernard places...

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