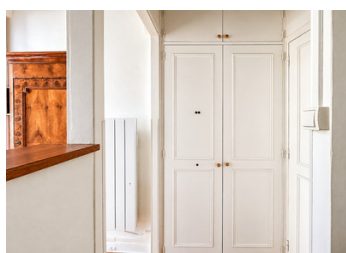
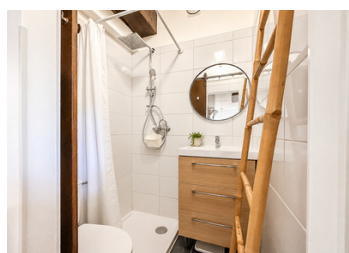


Renovated studio with sleeping loft, steps from Notre-Dame



INFORMATION

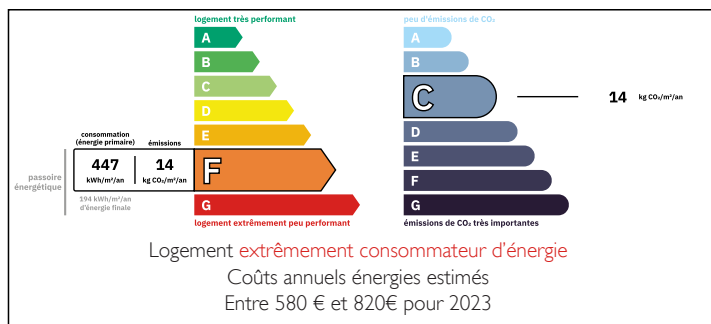
Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	0
Bath:	1
Floor:	15 m2
Plot Size:	0 m2



IN BRIEF

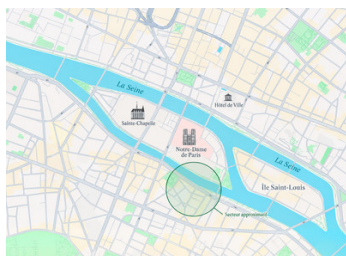
On one of the Latin Quarter's most storied streets, between Square René Viviani and the Seine, this fully renovated studio offers a rare foothold just across the river from Notre-Dame. Set on the 3rd floor of a characterful street-front building, it combines 14.76 m² (loi Carrez) of cleverly planned living space with a timber sleeping loft, exposed beams and a generous ceiling height: a turnkey pied-à-terre in one of the most sought-after corners of Paris.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 711 EUR

NOTES

DESCRIPTION

Some addresses need no introduction. Rue de la Bûcherie runs along the Left Bank opposite Notre-Dame, a few doors from Shakespeare and Company and the leafy Square René Viviani. This is one of the oldest corners of Paris, where cobbled lanes, bookshops and cafés set the rhythm of daily life.

THE APARTMENT

On the 3rd floor of a characterful street-front building, this studio has been entirely renovated with a sharp eye for space. The entrance opens onto a living area lit by two east-facing windows overlooking the street. Exposed beams and a generous ceiling height give the room a sense of volume well beyond its footprint, and make room for a handsome timber-framed sleeping loft (3.22 m²) that keeps the living space free during the day.

A fitted kitchenette, a shower room with WC and a built-in cupboard complete the layout, so every square metre works.

KEY FACTS

- Surface (loi Carrez): 14.76 m² (15.60 m² floor area, plus a 3.22 m² mezzanine)
- 3rd floor, building without lift
- Individual electric heating and hot water
- Copropriété of 26 lots; annual charges approx. €696; no ongoing proceedings
- Taxe foncière: €711
- DPE: F (447 kWh/m²/year); GES: C (14 kg CO₂/m²/year). Estimated annual energy costs for standard use: €580 to €820 (average energy prices indexed to 2021, 2022 and 2023)

LOCATION

Maubert-Mutualité (line 10), Saint-Michel (line 4) and RER B/C Saint-Michel-Notre-Dame are all within a short walk, as are the Sorbonne, the Luxembourg gardens and, across the bridges, Île Saint-Louis and the Marais.