



Apartment One-bedroom (2+1)

€ 1 720 000 | CZK 41 787 400

71.5 m², Paris, Île-de-France



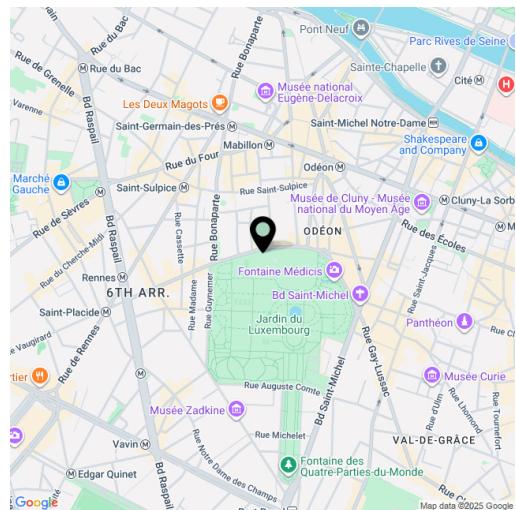


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Total area	77 m ²
Floor area*	72 m ²
Terrace	6 m ²
Parking	-
Cellar	Yes
PENB	E
Reference number	111442



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

An elegant two-room apartment with a terrace facing the inner courtyard is located on the piano nobile—the main floor—of a beautiful 18th-century historic building situated in the culturally rich Parisian district of Saint-Germain-des-Prés.

The layout includes a spacious living room with exposed beams and a fireplace, a kitchen with access to the terrace, a bedroom, a bathroom, and a separate toilet. The apartment also comes with a cellar.

The unit has been fully renovated and features traditional windows with double glazing, while the bedroom is equipped with air conditioning. Entry to the apartment is secured with a numeric access code.

Saint-Germain-des-Prés, in Paris's 6th arrondissement, is a historic and cultural district in the city's central area, centered around the former Abbey of Saint-Germain-des-Prés. Once the site of a market and the residence of Marguerite de Valois, it evolved in the 20th century into a vibrant hub for intellectuals and artists who frequented the legendary cafés Les Deux Magots and Café de Flore. Today, the district is characterized by its unique atmosphere of charming restaurants, jazz cellars, and quaint bookstores, and is home to prestigious institutions such as the École des Beaux-Arts and the Musée Delacroix.

Floor area: 71.5 m²; terrace: 5.7 m².