



## Third floor luxury apartment close to Saint-Germain-Des-Prés,

75006, Paris, Paris, Île-De-France

€1,390,000

Ref: PSU837

\* Available \* 1 Bed \* 1 Bath

Found in an exceptional location in the heart of Saint-Germain-des-Prés, this luxury apartment is tucked away on the third floor of a period building dating from 1850.

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**French Entrée** 

## Property Description

Found in an exceptional location in the heart of Saint-Germain-des-Prés, this luxury apartment is tucked away on the third floor of a period building dating from 1850.

- o Overflowing with character, this beautiful property really does have a charm of its own with highlight features including the distinctive antique fireplace.
- o Found on the third and top floor of the building (meaning maximum peace and quiet), there is no lift but it's a very easy walk up.
- o The excellent layout includes a lovely living room; an entrance hall with plenty of storage; an office/library space; and a fully-equipped kitchen located near the dining area.
- o There is also a spacious bedroom and bathroom, accessible by an elegant staircase, offering archetypal views over Parisian rooftops.
- o Last but by no means least, there is also an outside balcony of approximately 4m<sup>2</sup>.
- o This unique property is a delightful pied-à-terre of rare elegance and charm - and for those considering buy-to-let, it has an estimated rental return of 6,000 EUR a month.
- o Freehold included.

