



**ABBAYE - Réf : 1147**

**District : 75006**

**Number of rooms : 5**

**Floor : 5**

**Number of bedrooms : 3**

**Surface : 171 m2**

**Price : 5 200 000 €**

**Contact : Aurélie GESLIN**

**Phone : 06 65 50 40 44**

Diagnostic de performance énergétique (DPE)



Rue de l'Abbaye, opening onto the famous Abbey of Saint-Germain-Des-Prés, this apartment, with 171m2 of living space, sits in an exceptional location. It is double facing, North and South, with open views on both sides.

In excellent condition, it consists of an entrance gallery, a large salon, a small living room or office, a fully appointed eat-in kitchen with its pantry, its laundry room and its independent access via a second elevator. Very quiet, the master bedroom overlooks the gardens of the Eugène Delacroix museum, as does its bright and elegant bathroom. A second spacious bedroom, that can be divided into 2 bedrooms, is equipped with its own full bathroom and offers a view of the famous historical Abbey.

The property was designed and refurbished by a talented Italian architect just a few years ago and is in perfect condition.

Comes with a parking space neath the building, accessible by the main elevator.