



**BAC/ SAINT GERMAIN - Réf : 1172**

**District : 75007**  
**Number of rooms : 6**  
**Floor : 3**  
**Number of bedrooms : 3**

**Surface : 184 m2**  
**Price : 3 200 000 €**  
**Contact : Eric du PLESSIX**  
**Phone : 06 10 78 60 59**

Diagnostic de performance énergétique (DPE)



Situated on the 3rd floor of a mid-19th century building, with a lift, this apartment's 184 m2 area of living space needs total renovation but has very good potential.

It will be perfect for a family looking for proper equilibrium between nighttime and daytime sections.

The reworked floor plan will allow for a huge family style live-in kitchen, a more intimate library/TV room and a more formal Salon for entertaining.

There would then be 3 bedrooms, each with a bathroom and, in the case of the master bedroom, a full suite with walk a in closet.

The property is very bright and has all the front rooms looking out onto the boulevard Saint-Germain with much openness.

The neighborhood is extremely desirable. It has some of the best schools in Paris as well some of the most attractive boutiques.