



**Church Saint-Germain-des-Pr - Réf : 978**

**District : 75006**

**Number of rooms : 5**

**Floor : 2**

**Number of bedrooms : 2**

**Surface : 140 m2**

**Price : 2 940 000 €**

**Contact : Eric du PLESSIX**

**Phone : 06 10 78 60 59**

Diagnostic de performance énergétique (DPE)



Exceptional location, facing a square and set back from boulevard Saint Germain.

This apartment's size is 140m2 and occupies the entire 2nd floor of the building, which has a lift.

The main entrance leads to a beautiful living room as well as a second corner reception room featuring a large bow window. The 2 reception rooms together have five large windows that face the gardens of Saint-Germain-des-Prés church.

The rooms are well balanced and bright. With parquet floors, and fireplace.

A sunny kitchen opens partly on the square but also offers a length-wise perspective of rue Gozlin. The apartment has 2 bedrooms, a large bathroom and separate toilet. An office could be used as a third, guest bedroom.

Complete refurbishment needed.

Secure building, with caretaker.

Cave.

