

# Hamptons

INTERNATIONAL



**Paris 7th (Saint-Thomas-d'Aquin), 75007, France**

5 🏠 3 🛏

**£4,000,000**  
**(€4,650,000)**

## Property details



### Key features

- 176 m

### Attributes

- Apartment
-  Private parking

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5  3 

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## Description

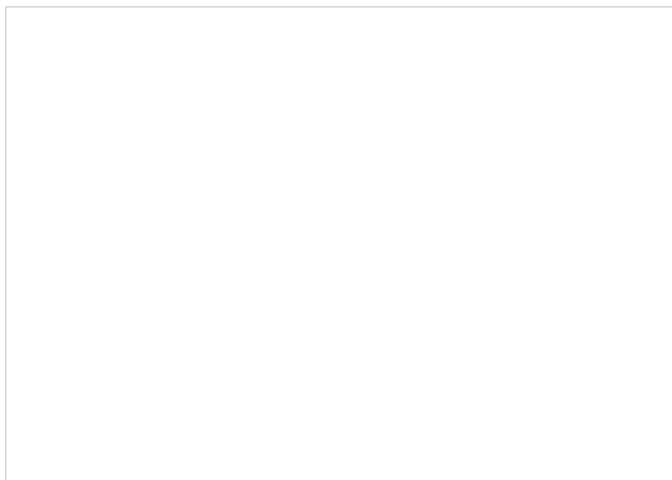
In the heart of Rue du Bac, just a few steps from Le Bon Marché and Saint-Germain-des-Prés, this apartment benefits from one of the most sought-after addresses on the Left Bank. On the 5th floor with elevator, in a prestigious condominium with a caretaker, this 176.32 m<sup>2</sup> Carrez law apartment offers a particularly quiet environment and good brightness thanks to its double exposure south and east. Across and at an angle, it currently consists of an entry gallery, a large double living room, a kitchen with laundry, five adaptable bedrooms, two bathrooms, a shower room, and toilets. Some renovation work might be necessary to optimize the volumes and distribution. Draft plans prepared by an architect illustrate different possibilities for reorganizing the space. Its advantages: an exceptional address, tranquility, high floor, sunlight, strong potential for redevelopment, and a parking space at the foot of the building. A large cellar completes this property. Possibility to acquire an 11 m<sup>2</sup> service room on the 6th floor for an additional 170,000 € FAI. Agency fees payable by vendor - Montant moyen de la quote-part de charges courantes 5,592 €/yearly





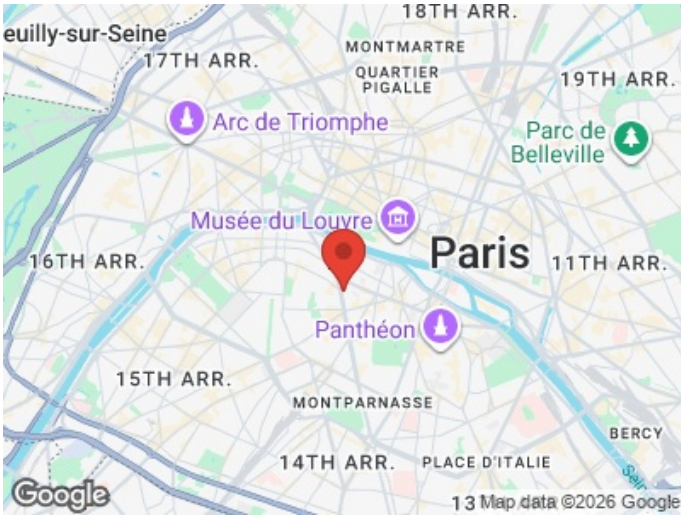
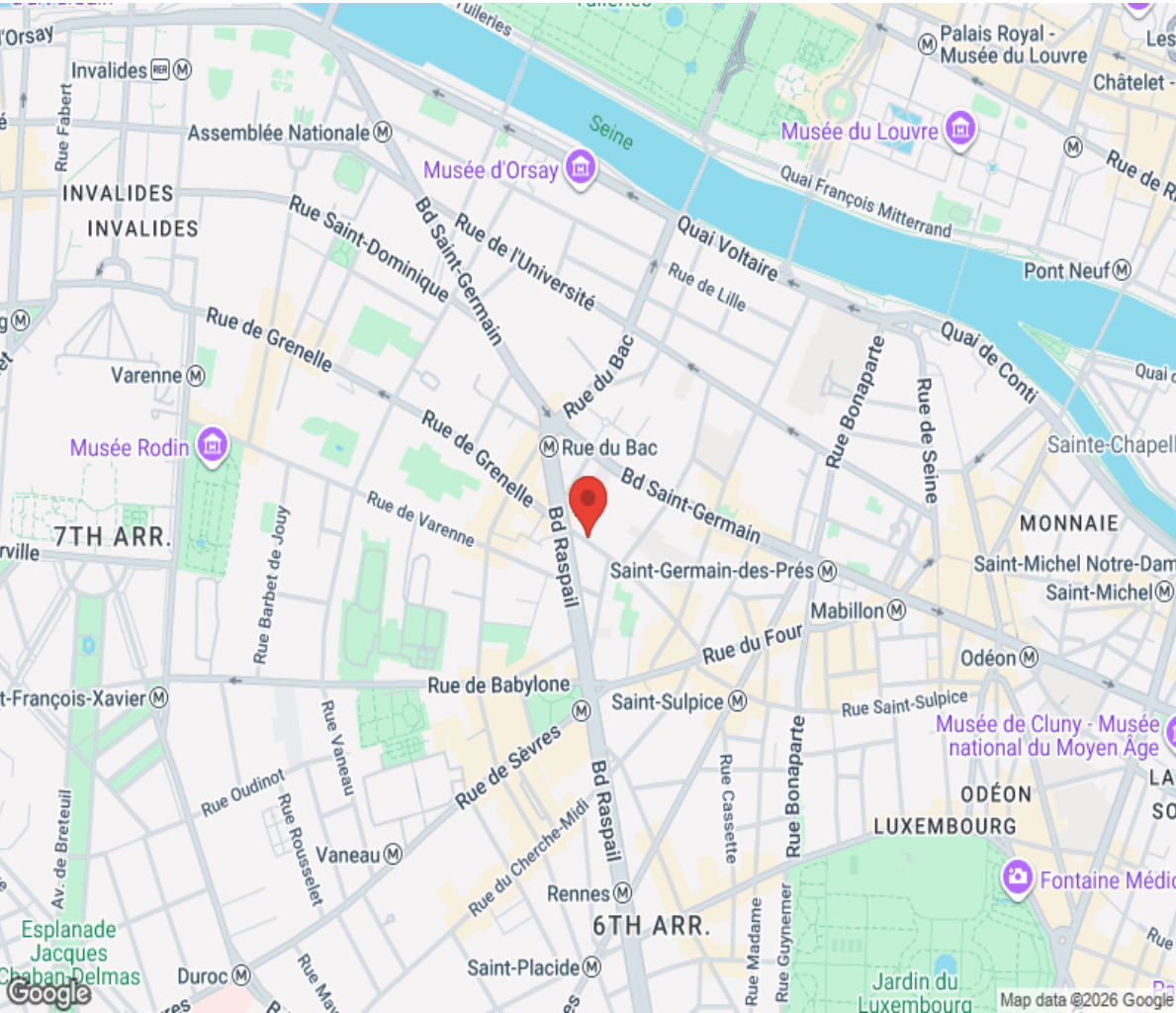








# Location



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