

PARIS 5 | Charming 2 rooms | 33 m | Ground floor | Quiet, planted courtyard | Jardin Des Plantes

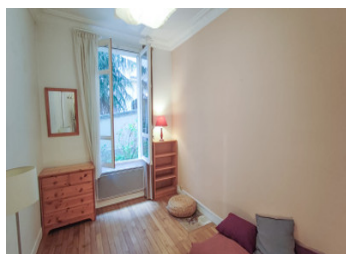


## INFORMATION

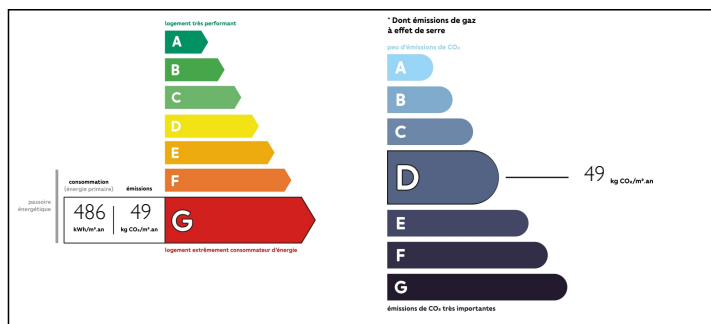
Town:	Paris 5e Arrondissement
Department:	Paris
Bed:	1
Bath:	1
Floor:	33 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Leggett Immobilier international offers you this charming flat, an example of a typical Parisian interior. Located in the 5th arrondissement of Paris, close to the Jardin des Plantes, this 33 m<sup>2</sup> flat offers a warm and elegant setting. Upon entering, you will be greeted by a 13 m<sup>2</sup> living room that features beautiful traditional mouldings and a fireplace, adding character to the space. The flat also has a spacious bedroom of almost 11 m<sup>2</sup>. The individual kitchen is functional and practical. The bathroom is well equipped, and the toilet is separate for added convenience. Located on the ground floor, the flat benefits from easy access. Charges are low, making it an attractive option for future homeowners or tenants. What's more, the possibility of working as a professional adds to the versatility of this space.

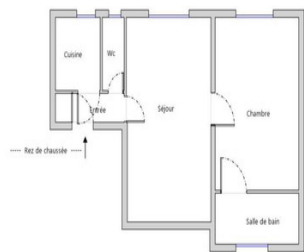


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Rue de Quatrefage is lined with traditional Haussmann-style buildings, giving the area a classic, elegant Parisian feel.

The street is within walking distance of the Jardin des Plantes and the Muséum national d'Histoire naturelle, two of the city's major attractions. It is also close to the Seine, offering pleasant walks along its banks.

The Jardin des Plantes district in Paris is one of the oldest and most charming in the city. Located in the 5th arrondissement, it offers a historic and picturesque atmosphere, while being close to many amenities and attractions. The district is packed with a variety of shops, including local boutiques, delicatessens, bookshops and clothing shops. The surrounding streets are lined with cafés and restaurants, offering classic French cuisine as well as international options.

The area is well served by public transport, making it easy to get around the city. The nearest metro stations are Censier-Daubenton and place Monge (line 7) and Jussieu (lines 7 and 10). Bus routes also serve the district, providing good connections to other parts of Paris.

The Jardin des Plantes itself is a major attraction, offering a lush green space for strolling, jogging or simply enjoying nature.

The surrounding streets are dotted with historic buildings, some of which belong to the Sorbonne, one of France's most prestigious universities.

All in all, the Jardin des Plantes district is a pleasant place to live, offering a mix of tranquillity, culture and urban amenities.

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Estimated annual service charges: 1240 euros

Property tax: 905 euros

## LOCAL TAXES

**Taxe foncière: 905 EUR**

## NOTES