



V a r e n n e

## SAINT-GERMAIN-DES-PRÉS

Charming two-room apartment in the heart of Saint-Germain-des-Prés. The apartment has a large living room with a fully equipped open kitchen, a bedroom with a large double bed and storage space and a bathroom. In perfect condition and located on the courtyard, the apartment enjoys absolute calm in the heart of one of the most sought-after streets in Saint-Germain-des-Prés. Ideal investment!

**Olivier GRACIA**  
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 ogracia@varenne.fr

**525 000 € incl. fees**

500 000 € excl. fees  
 Fees : 5 % ATI taxes charged to the buyer

[www.varenne.fr](http://www.varenne.fr)

7 place Saint-Sulpice  
 75006 PARIS  
 T. +33 (0)1 45 55 79 10

42 rue Barbet de Jouy  
 75007 PARIS  
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14 avenue George V  
 75008 PARIS  
 T. +33 (0)1 45 55 79 20

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 Associate of Savills





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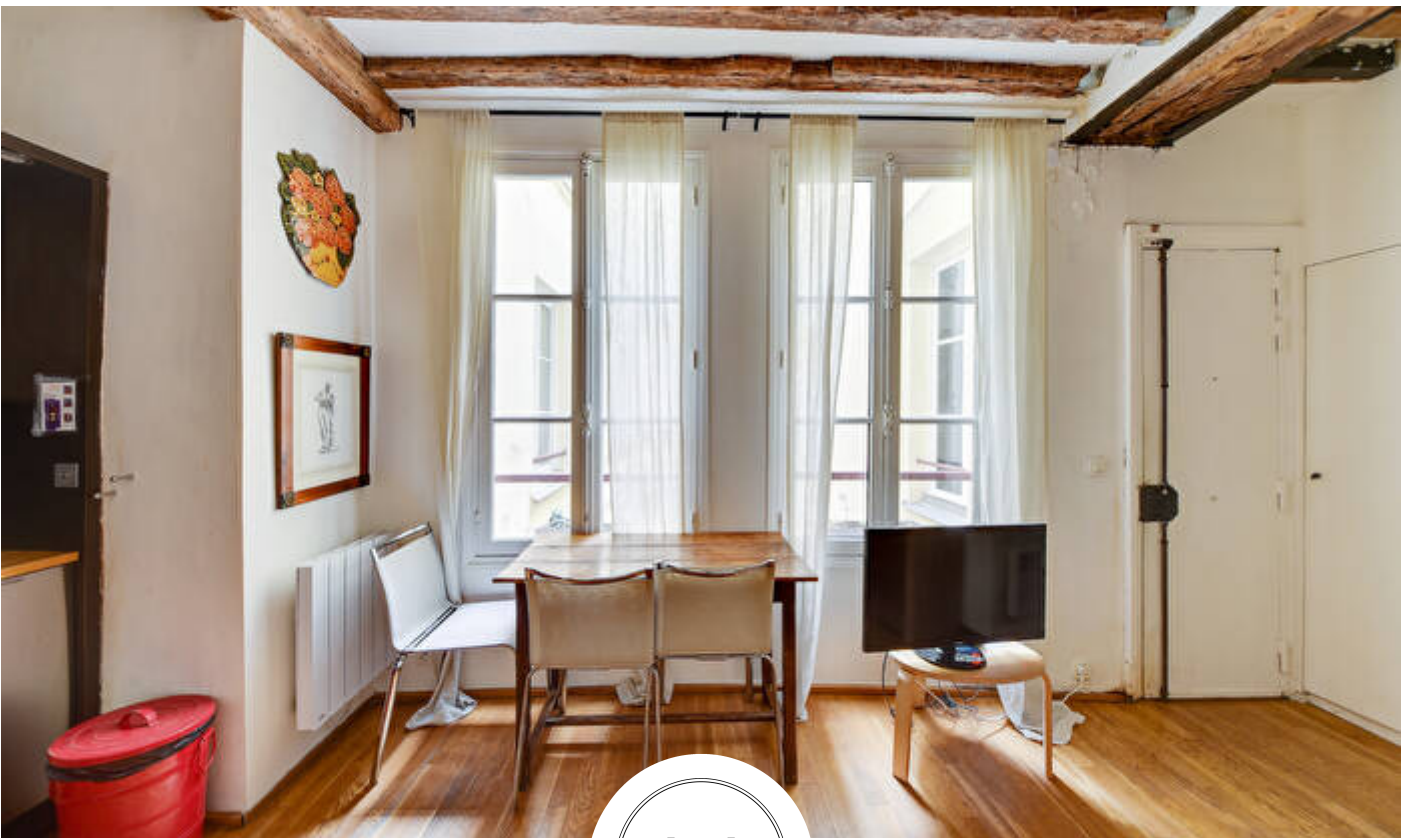
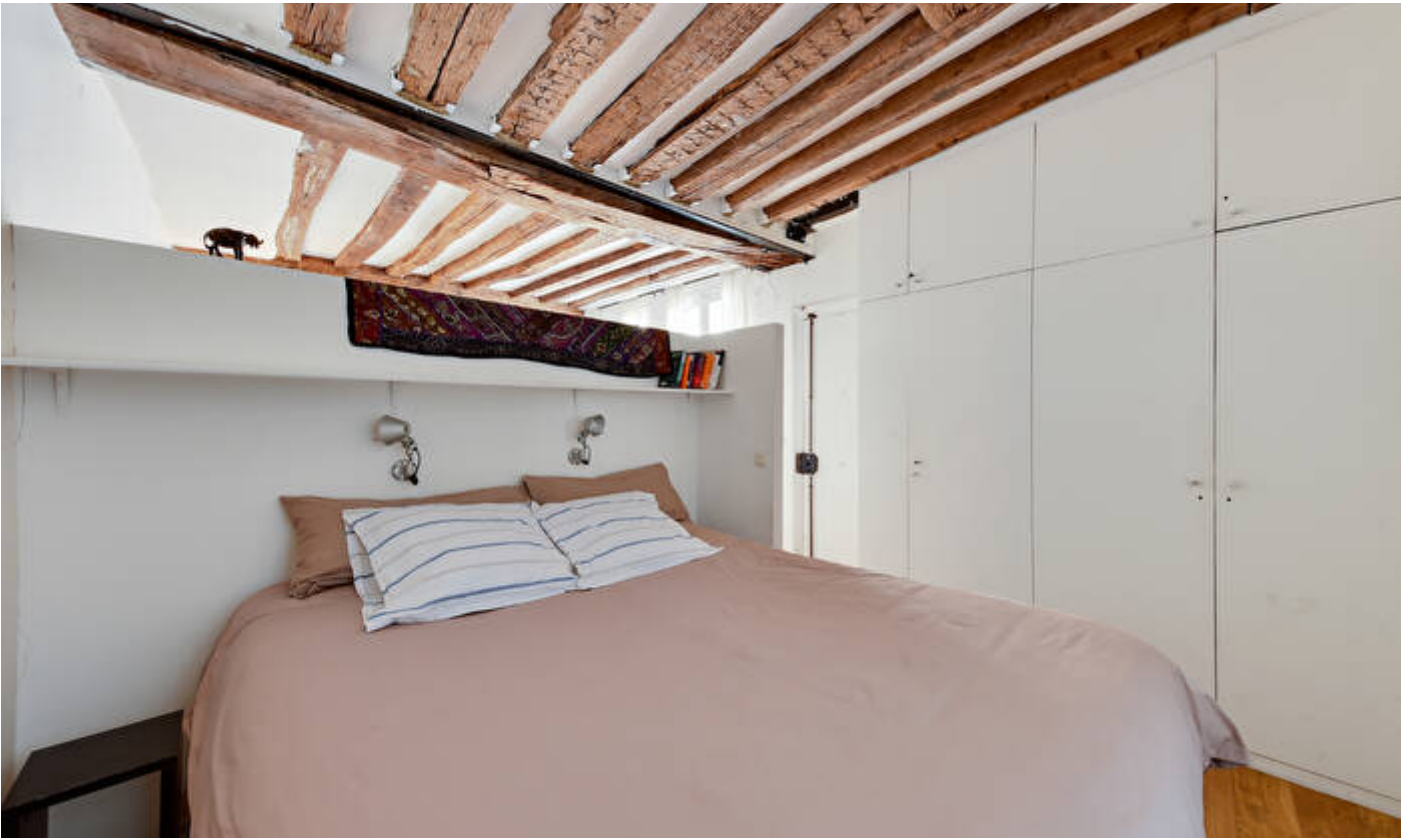


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**PROPERTY**

No. of rooms 2  
 No. of bedrooms 1  
 Shower-room(s) 1  
 Floor 1  
 Interphone Yes

**BUILDING**

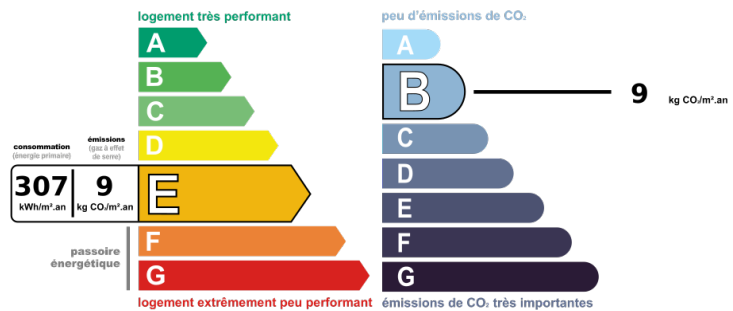
Digital access code Yes  
 Condominium  
 Annual charges 0 €

**ANNEXES**

**CHARGES**

**OBSERVATIONS**

**DPE**



Estimation annual energy consumption between 590€ and 830€ on 09/02/2022



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