



**PANTHN - Réf : 1202**

**District : 75005**

**Number of rooms : 2**

**Floor : 4**

**Number of bedrooms : 1**

**Surface : 52 m2**

**Price : 690 000 €**

**Contact : Aurélie GESLIN**

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Diagnostic de performance énergétique (DPE)



This very charming property is located just a short walk from the Place de la Contrescarpe, a well known spot for socializing and a famous parisian landmark on the immediate outskirts of which lived such writers as Ernest Hemingway and George Orwell.

A 52 m2 duplex flat on the 4th floor (without lift), the 1st level has a library and living room, along with a semi-open kitchen.

The 2nd level features a bedroom, with its bathroom and toilet, as well as a small office that could become a 2 second, smaller bedroom.

The property has a very efficient layout.

Comes with 2 cellars.