VENDÔME ESTATE

JARDIN DE LUXEMBOURG - 170 M² - 4 SUITES - 6me

Rue de Condé 75006

On request

Apartment	Rooms: 5	Bathrooms: 4
170,0 m2	Bedrooms: 4	
Floor: 1		

In the heart of Paris' prestigious 6th arrondissement, on the highly sought-after Rue Condé, just moments from Place de l'Odéon, the Luxembourg Gardens and Saint-Germain-des-Prés, Vendôme Estate presents this beautifully renovated 170 sqm dual-aspect apartment, set within an elegant 19th-century building.

Fully redesigned by an architect, the apartment offers generous living spaces and abundant natural light thanks to its East-West exposure. The layout comprises an entrance hall, a spacious living room with a fireplace, a large open-plan kitchen and dining area, fully fitted and equipped, a principal suite with a separate dressing room and a full shower room, as well as three additional en-suite bedrooms, each with its own shower room and WC.

The renovation carefully preserves the property's original character, featuring Aremberg parquet flooring and period fireplaces, while seamlessly incorporating contemporary finishes and bespoke built-in joinery throughout.

A maid's room with a water supply, located on the top floor and accessible by elevator, is available for purchase separately. It enjoys an open view of the iconic Saint-Sulpice Church. A spacious fitted cellar completes this exceptional property. Property subject to co-ownership regulations. Agency fees payable by the seller.

Charges : 8183€ by year. No procedure in co-ownership

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.f [1]

Details

- Entrance hall
- Spacious living room
- Open-plan kitchen with dining area
- 4 en-suite bedrooms
- 1 bathroom with WC
- 3 shower rooms with WC
- Cellar
- Maid's room

Additionally

- East and West exposure
- Dual-aspect apartment
- High-quality finishes
- Highly sought-after address

Legal information

- **Energy Performance Certificate (EPC)**
- **Energy consumption:** 204 kWh/sqm/year (**Class D**)
- **Greenhouse gas emissions:** 38 kg CO?/sqm/year (**Class D**)
- **Agency fees payable by the seller**
- **Annual service charges:**

€8,183

- **No ongoing legal proceedings within the co-ownership**
- **2 lots included in the sale**

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Liens
[1] http://www.georisques.gouv.fr/